

# MONO COUNTY PLANNING COMMISSION

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[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

THURSDAY, MAY 8, 2014 – 10 a.m.

Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

\*Videoconference: CAO Conference Room, Annex 1, Bridgeport

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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](http://www.monocounty.ca.gov) / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

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### 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 March 13, 2014 (*no April meeting*) – **p. 1**

### 4. PUBLIC HEARINGS:

#### 10:10 A.M.

**A. AMENDMENT #3 TO SIERRA BUSINESS PARK SPECIFIC PLAN/Mono County.** Adopt Resolution R14-02 taking actions recommending that the Board of Supervisors approve the proposed Specific Plan Amendment, amending the Specific Plan to: 1) make minor technical changes; 2) require any proposed use to be reviewed by the Land Development Technical Advisory Committee (LDTAC); 3) clarify requirements for on-site storm-water retention and oil/water separator; 4) consolidate references to fencing and screening requirements into one section and clarify appropriate construction, design and applicability; 5) require Verticrete (or similar material) to screen use along property frontage; 6) require areas for vehicular access and storage areas to be paved to facilitate on-site retention system; and 7) clarify snow storage shall be equal to 25% of the area from which the snow is to be removed. In accordance with the California Environmental Quality Act, an addendum to the existing Specific Plan EIR is being utilized. *Staff: Courtney Weiche, associate planner – p. 5*

#### 10:50 A.M.

**B. EXPANDED HOME OCCUPATION 14-001/Draper (*continued at applicant's request*).**

Consider proposal to cut, split and deliver firewood as needed from owner's residence to buyers as an expanded home occupation. Owner is the sole employee, and on-site storage would be limited to a few cords of firewood. Business would be conducted as needed, but may operate daily. The property is approximately 1.3 acres (APN 011-040-029) located at 110 Mt. Patterson Dr., Bridgeport, and has a land use designation of Estate Residential (ER). A CEQA exemption is proposed. *Staff: Gerry Le Francois, principal planner – p. 56*

***More on back...***

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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

**11:10 A.M.**

**C. GENERAL PLAN HOUSING ELEMENT UPDATE.** Adopt Resolution R14-03 taking actions recommending that the Board of Supervisors adopt the Housing Element Update. The Housing Element Update identifies and analyzes existing and projected housing needs, plans for the long-term provision of housing for a variety of income levels, and articulates County's programs and policies for preservation, conservation, improvement and housing production for the 2015-21 planning period. The update does not propose significant changes from the current Housing Element, and an addendum to the existing General Plan EIR is being utilized. *Staff: Brent Calloway, associate analyst – p. 58*

**5. WORKSHOPS:**

**A. ADOPT RESOLUTION R14-04 UPDATING PLANNING COMMISSION RULES – p. 179**

**B. DEVELOPMENT CREDITS.** *Staff: Brent Calloway, associate analyst – p. 189*

**6. REPORTS:**

**A. DIRECTOR**

**B. COMMISSIONERS**

**7. INFORMATIONAL:** No items.

**8. ADJOURN** to June 12, 2014

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

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at [www.monocounty.ca.gov / departments / community development / commissions & committees / planning commission](http://www.monocounty.ca.gov/departments/community%20development/commissions%20&%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to [cdritter@mono.ca.gov](mailto:cdritter@mono.ca.gov)

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

March 13, 2014

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**COMMISSIONERS:** Scott Bush, Chris Lizza, Dan Roberts, Rodger B. Thompson. **ABSENT:** Mary Pipersky  
**STAFF:** Scott Burns, CDD director; Gerry Le Francois, principal planner (video); Courtney Weiche, associate planner (video); Wendy Sugimura (video) & Brent Calloway, associate analysts; Tony Dublino, solid waste superintendent; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary  
**GUESTS:** Debra Schweizer & Leeann Murphy, USFS/Inyo

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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 Bush led the pledge of allegiance.
2. **PUBLIC COMMENT:** None
3. **MEETING MINUTES:**

**MOTION:** Adopt minutes of February 10, 2014, as amended: Item 5B: Roberts saw no reason for 10' reduce to 5' including roof. **Roberts saw no reason why he would not support a reduction to a five-foot setback standard, so long as the measurement included roof overhang.** (Bush/Thompson. Ayes: Bush, Lizza, Roberts, Thompson. Absent: Pipersky.)
4. **ELECTION OF CHAIR & VICE-CHAIR:** Commissioner Pipersky was nominated and elected Chair (Ayes: 4-0. Absent: Pipersky.) Commissioner Thompson was nominated and elected Vice-Chair (Ayes: 4. Absent: Pipersky.) Outgoing Chair Roberts handed gavel to Vice-Chair Thompson.
5. **PUBLIC HEARING:** None
6. **WORKSHOPS**
  - A. **BIOMASS FEASIBILITY STUDY FINAL REPORT:** Wendy Sugimura presented by video the final draft of biomass study. Eastside has numerous agencies with diverse input, providing interest and potential for biomass that involves technical issues, barriers, and siting. Conclusions: Supply is sustainable. One-time events not considered stable or providing continuous supply. Accessible by road, forest fuel-reduction treatments. Enough for 0.5 megawatt facility. Couldn't meet financing's required 2:1 ratio to ensure continued operation, so looked at thermal that could displace propane, electricity and kerosene. Enough biomass exists for several thermal facilities. Looked at sites and environmental factors. Best is MMSA garage location, where very large propane tanks that heat Canyon Lodge could be displaced. Main constraint is air toxins analysis that would preclude proximity to schools, public facilities. Other locations in community areas could be viable, but looked carefully at nearest sensitive receptors. Considered combined heat and power facility as public/private venture, but more likely private business decisions to reduce energy costs. Mono's interest was answering questions about what's possible, get answers and data.
 

Lizza: Garage is tough location, lots of trucks and emissions at resort. Industrial park downstream could feed nearby public facilities. *Debated at length. Inversion layer in town, garage located above, not impact town. Transportation is an issue. Two vans/day. Provide on-site storage at garage. No site met all criteria, so was a challenge to find right mix. Looked hard at Sierra Business Park (nothing with significant heat load to be viable) and Mammoth Community Water District site. Focused on MMSA site (USFS land, need use permit), but others could work.* Roberts: Unfortunate no electrical generation. *Hard time letting go of that.*

Why do propane costs differ? *Taken from utility bills.*

Thompson: Get supplies in summer, needed in winter. Key issues are storage (need big area) and hauling costs. Could landowners get biomass at transfer stations, chipped and hauled to plant? *Work with waste management to divert clean woody waste. Already done at Mono facilities. Who would haul? Private business(es). Combined heat/power, work out through public/private partnership. Creates other jobs to get and transport woody waste. Supply chain needs to be worked out. Financing mechanism is a real barrier.*

**B. INYO FOREST PLAN UPDATE:** Debra Schweizer and Leeann Murphy, USFS/Inyo, presented Inyo Forest Plan (IFP) revision data. The NEPA process is starting. Time lines are tight and ambitious. Three California forests (Inyo, Sierra, & Sequoia) are under one EIS to centralize team for efficiency. Determine how to address areas of special interest consistently across forests. Issues are different here than on Westside. People think they've missed opportunity to comment, but not so. Provide feedback on values of forest, issues and conflicts. The 1988 Plan has no climate change issue, and fire issues have completely changed. Lots of public meetings, workshops (eight), discussing fire and water.

Murphy: Plan lays out phases of assessment, implementation, and monitoring. Now in NEPA phase. Notice of Intent in early April triggers 30-day scoping, meeting April 10 in Bishop. Programmatic docs more general, broad scale. Draft EIS in October instead of usual year. Adjusting to tighter timeline. Fire management, recreation issues can get addressed. Comment on all three forests or focus on Inyo.

Bush: Does plan look at logging, or just recreation? Murphy: Timber suitability, wilderness designation. Bush: Saw log trucks all time when moved here. Part of plan? Murphy: Result of economic decisions. No mill here, but blowdown required logging. Deal with fuel buildup to avoid catastrophe.

Thompson: National forests were set up to be sustainable forest resource, but recreation aspect, water issues part of consideration as well as fire management. Presenting to fire agencies for response?

Schweizer: Not just ecological sustainability, but great tie to socioeconomic. In comments: Present ideas on how done elsewhere, solutions, constructive comment; e.g., camper demographics have changed, consider more campsites. Murphy: Integrate into sustainability. Set up so other forests could use.

Bush: Why not all forests at same time? Murphy: Inyo will see if it's manageable, be the workhorse.

Burns: General Plan update has certain format, refining what exists. Will existing plan still remain or throw it out for something different? Murphy: Not change every single piece; see what's working, what's not. Keep huge chunk. Take 1988 Plan and set up with new lingo, change wording.

Burns: Mono did land tenure planning effort, considered land exchange potential especially with endangered species. How would land ownership adjustments be handled? Murphy: Old plan was site specific; not yet figured out. It's a big issue here and on other forests as well.

**C. INTEGRATED WASTE MANAGEMENT PLAN:** Solid Waste Superintendent Tony Dublino noted last update in 2000. California requires 15-yr capacity to deal with waste. Benton Crossing closes 2023. State allows long-haul transfer as part of 15-yr capacity, so it has come to forefront. Meanwhile, trying to get details resolve with Mammoth Lakes. Have been partners since 1984, but if long-haul transfer proves most economically viable, Town is contemplating doing its own thing – establish and fund its own infrastructure. Maintain partnership at least through landfill closure.

In analyzing, see potential land-use impacts if need site. General Plan update is opportunity to take plans/policies and roll into General Plan. Create Solid Waste Element to replace Hazardous Waste Element. Land use designations list permitted uses, but do not address recycling or composting facilities. Now is time to address those issues, identify locations, area, land use designations. Pave way for development to occur. Get commission input on future involvement.

Bush: Quick overview. Should commission suggest sites? Not generating fees anymore. Dublino: No limit of input, but best involvement. Where put facilities, be within three miles of communities, etc. Development criteria. Sierra Business Park: discrete development, isolated from communities. Specific industrial park zones in county to use or prohibit. Bush: Odor, traffic, dust, noise, and equipment could impact. Dublino: Transfer stations OK, but other operations need processing. Turn clean wood waste into wood pellets, etc., processing activities. No specific reaction expected today. Always available to discuss.

Roberts: How provide incentives for better management of recycled materials? Folks include e-waste, oil with regular garbage. Make as convenient as possible. Dublino: Programs for other waste, ship out. Roberts: It costs to unload computers, etc. instead of dropping into dumpster.

Thompson: Training program for contractors. Cardboard, plastics restricted. Conveyor belt system to pull out recyclables before long haul? Dublino: Best to continue partnership as no economy of scale in feasible manner. Distance leaves large carbon footprint getting to market, so no long-term environmental benefit. Conveyor belt works best for paper, cardboard, plastics, glass, aluminum. Mono is far off volume needed to fund sorting line. Smaller scale possible, but not every transfer station. Single-stream recycling could happen at transfer stations, then be sorted elsewhere. Mammoth might build facility that would not work for Mono. Issues: wood waste (chip and reuse as alternative daily cover gets diversion credit (state mandate 50%, Mono is close); food waste (composting individually). Lizza: Household hazardous waste element and source reduction/recycling element (existing recycling program).

Work with Inyo County? Dublino: Regional approaches discussed, possible sorting facility at bottom of Sherwin Grade, but politics is involved. Inyo has different sensibilities and interests. Same with Mammoth.

#### **D. DEVELOPMENT STANDARDS, Part II:** Brent Calloway distributed and discussed documents.

1) Decks: Include in lot coverage, as deck is a structure.

2) Height exception: For any land use designation with commercial/industrial use. Scott Burns noted 35' height could extend up to 45' in SFR with greater setbacks. Outright building permit needed.

3) Stream setback: Public sidewalk, bridge, or path. Simon: If it's the only choice? Calloway: Primary access to other portion of lot. Still subjective. Roberts: Could be less desirable or more costly. Lizza: Adverse impact on water body? Calloway: State/federal permits needed to protect water. Lizza: If develop primary access, need mitigation of significant adverse impact. Simon: Work with Calloway on language.

4) Director Review (DR) vs. Use Permit (UP): New construction, structural alteration in commercial district. Calloway: UP is hurdle that intimidates applicants. More intense need UP, less intense need DR.

Lizza: Repair service, want restaurant that changes parking? Calloway: Now use permit, but DR unless CEQA is triggered. Burns: Parking is big issue, threshold has been lowered already.

5) Limited-scale lodging: Used in past. More specifics needed? How many units, square footage, seasonality? No commercial lodging threshold. Burns: Resource Management (RM) applies to outlying areas, variety of values, but if resort, can re-designate as rural resort. Critical habitat in remote areas. Calloway: RM is default designation for remote property. Bush: UPs come to commission case by case.

6) Establishment of use: Parking regulations take effect when use is established, not when structure is built. Burns: Some uses don't trigger permit with chance to review. Sierra Business Park: Go to LDTAC to see if any concerns exist. Planning regulates uses of properties. Simon: No definition in Mono. Calloway: Uses such as storage. Simon: Storage shed on SFR lot; what about setbacks? No process involved, could fall into trap. Burns: Vacant piece of property in residential district if build accessory use prior to main use. Storing cars on lot requires approval. Simon: Definition creates threshold. Bush: If it could be called a nuisance, how would people know they need a permit? Simon: Inform of requirements in easy way. Burns: Zoning regulations are in General Plan. Simon: General Plan has force of law. Burns: Sierra Business Park has a specific plan, so someone who starts using site for storage gets cited. Definition of "establishment of use" would help. Bush: Temporary vs permanent? Calloway: More complex than simple parking.

7) Setback reduction: Fire chiefs were OK with reducing setbacks, but wanted notification. Burns: "Upon consultation with FPD..." Updated fire chiefs on new law requiring structural fire protection provided by entity. Subdivisions would have to set up their own fire protection.

## **7. REPORTS**

**A. STACEY SIMON:** 1) Superior Court ruling: In favor of Ormat/Mono. Ormat expects no appeal. 2) USFWS draft economic analysis: Wendy Sugimura examined its analysis and saw need for legal review. USFWS considered impacts only on federal entities. Mono submitted lengthy critique that BOS signed and sent Tuesday. Narrow interpretation of obligations was not consistent with mandate in Endangered Species Act. Data on Mono was provided, but said didn't have to consider.

**B. DIRECTOR:** Not as much development activity. Issue EIR on General Plan update at commission meeting instead of public meeting? Workshops are really helpful to staff; will finish up next few months.

**C. COMMISSIONERS:** Thompson: Tri-Valley Groundwater District meeting discussed well monitoring and drought impacts. Gov. Brown stated aquifers belong to the people.

8. **INFORMATIONAL:** None
9. **ADJOURN** to April 10, 2014

*Prepared by C.D. Ritter, commission secretary*

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May 8, 2014

To: Mono County Planning Commission

From: Courtney Weiche, Associate Planner  
Nick Criss, Code Enforcement Officer

Re: Sierra Business Park Specific Plan Amendment 14-001

## **I. RECOMMENDATION**

Adopt Resolution R14-02 taking the following actions and recommending that the Board of Supervisors:

Approve Sierra Business Park Specific Plan Amendment 14-001, having considered the addendum to the Sierra Business Park EIR, subject to the findings contained in Planning Commission Resolution R14-02.

## **II. PROJECT BACKGROUND**

The Sierra Business Park Specific Plan and Tentative Tract Map (TTM) 36-159, and Final Environmental Impact Report (FEIR) were adopted by the Mono County Board of Supervisors on Dec. 12, 2000. This approval established permitted land uses and development standards for the Sierra Business Park.

Sierra Business Park is located southwest of US 395 about three miles south of the intersection with State Route 203. The site is directly opposite the entry to Mammoth Yosemite Airport and about one mile west of the airport terminal. Sierra Business Park is an industrial park designed for the needs of business, warehouse, storage rentals or light industrial uses. The site is located on the slopes of the eastern Sierra Nevada and is the former site of a sand and gravel extraction operation that was owned by Sierra Materials. The Land Use Plan for Sierra Business Park encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right of way. The Specific Plan was adopted by the Board of Supervisors on Dec. 12, 2000. Since its adoption, several minor modifications have been made by the Community Development Director (primarily changes to required materials and colors) as allowed by the Specific Plan. In 2007, an amendment was adopted by the Mono County Board of Supervisors concerning modifications to the number of caretaker units allowed, modified parking standards, and snow storage capacity.

This will be the second amendment to the Specific Plan since it was adopted and was initiated in consultation with the Sierra Business Park Owners Association. The proposal would amend the Specific Plan to: 1) make minor technical changes; 2) clarify Land Development Technical Advisory Committee (LDTAC) requirements; 3) clarify requirements for on-site storm-water retention and oil/water separator; 4) consolidate references to fencing and screening requirements into one section and clarify the appropriate construction, design and applicability; 5) institute paving requirements to facilitate on-site retention system; and 6) clarify snow storage.

In accordance with the California Environmental Quality Act, an addendum to the existing Specific Plan EIR is being utilized.

### III. SUMMARY OF PROPOSED PROJECT MODIFICATIONS

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The proposed specific plan amendment incorporates a number of modifications primarily designed to clarify existing development requirements. The proposed changes are as follows:

- A series of technical updates are such as changing Uniform Building Code to California Building Code which is now the recognized building code in California. Also, all references to County Zoning Ordinance which no longer exists were removed and replaced with General Plan.
- All permitted uses will now require approval from the Land Technical Advisory Committee. This requirement is to better facilitate the application of Specific Plan development requirements on all future projects.
- Screening requirements found throughout the document have been consolidated into one section titled Fencing and Screening. New changes to the screening requirements include mandatory 8' Verti-Crete wall or similar substitute along front property lines (except where the SCE easement applies) in conjunction with any use of the property. A landscaping plan approved by the Sierra Business Park Owners Association may be a substitute for the Verti-Crete requirement. Additionally, an eight foot (8') high entrance gate composed of steel, wrought iron or wide-mesh galvanized chain link with or without dark brown plastic slats shall also be required.
- Due to the under-sized community storm water system, all lots currently require dry well and oil water separator; however there is very little direction as to when and how these improvements are to be installed. The proposed amendment will require that all drainage be retained on site and all vehicular access, parking, and equipment storage areas be paved to facilitate the use of oil water separators. Dry wells will be required as engineered systems with a grading permit issued by Department of Public Works.
- Snow storage shall be provided on site and shall be equal to 25% of the area from which the snow is to be removed (i.e., parking and access/roads areas). This change simply clarifies vague language and sets clear standards.

### IV. COMMUNITY INPUT

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On Sept. 11, 2013, Mono County staff met with the Sierra Business Park Owners Association to discuss and finalize the proposed amendment. A notice of public hearing summarizing all proposed changes was sent out to all Sierra Business Park property owners on April 16, 2014. The notice directed interested parties to contact staff with any questions.

Based on comments received and upon review of staff, the following additional changes are proposed:

Section 3.14 Screening Requirements.

A substitute for Verti-Crete may be ~~approved~~ reviewed and recommended by the Sierra Business Park Association if found to be similar color/texture/appearance. A landscaping plan ~~approved-reviewed and recommended~~ by the Sierra Business Park Owners Association may be considered a substitute for the screening requirement. **Mono County shall consider recommendations of the owners association when granting deviations from the Verti-Crete requirement.**

Section 3.15.b

Drywells shall be required for all ~~lots~~ uses. A grading permit shall be required from the Mono County Department of Public Works for all drywells and on-site retention shall be engineered for maximum lot coverage.

## **V. ENVIRONMENTAL REVIEW**

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The Sierra Business Park Final Environmental Impact Report (FEIR) was approved on Dec. 12, 2000. Mono County determined that an Addendum to the Final Environmental Impact Report is the appropriate level of environmental review under CEQA.

CEQA Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” In accordance with CEQA, an addendum to the Sierra Business Park FEIR has been prepared and is enclosed for the commission’s consideration.

## **VII. ATTACHMENTS**

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- Specific Plan Amendment 14-001 (legislative format)
- Specific Plan Amendment 14-001 (changes incorporated)
- Addendum to the Sierra Business Park FEIR
- Resolution R14-02

# SIERRA BUSINESS PARK SPECIFIC PLAN

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Adopted by the  
Mono County Board of Supervisors  
December 12, 2000

Minor Modifications by Planning Director 10/20/04, 11/28/05, 12/13/06  
Amendment #1 11/13/07  
Amendment #2 XX/XX/XX

**SIERRA BUSINESS PARK  
SPECIFIC PLAN**

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## SIERRA BUSINESS PARK SPECIFIC PLAN

### A. INTRODUCTION

The text presented in this Section of the Sierra Business Park Specific Plan and EIR constitutes the Land Use Regulation governing development of the area hereinafter to be referred to as Sierra Business Park. The Specific Plan properties have been placed into the Specific Plan District by Resolution, as adopted by the Mono County Board of Supervisors.

### B. PURPOSE AND OBJECTIVES

The purpose of these regulations is to provide for development of the Sierra Business Park in a manner that reflects the spirit and intent of the specific plan and industrial development regulations of the Mono County ~~Zoning Code and the Mono County General Plan~~ General Plan Land Use Element. A central objective of these regulations is to provide for needed industrial services while protecting the scenic resources of the region as a whole and the Highway 395 Scenic Corridor in particular.

These regulations stipulate site design and site planning standards consistent with Mono County policies governing development and the protection of natural resources.

### C. SITE PLANS

Consistency with provisions of the General Plan ~~and Zoning Code~~ is ensured through Site Plan review procedures established herein. The Site Plan review process provides for County review of detailed, final site plans for each lot in Sierra Business Park, and provides assurance that each lot will be planned, constructed and maintained in a manner that conforms to this Specific Plan and is compatible with surrounding environs.

The Site Plan process also provides for a timely sequence of County and public review and input.

### D. AUTHORITY

California Government Code §65507 authorizes a legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared when it is in the public interest to do so. Mono County has applied this authority to require Specific Plans for all outlying parcels, including the Sierra Business Park site. As with General Plans, the Board of Supervisors must hold a public hearing before considering adoption of the Specific Plan.

The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is inconsistent with applicable specific plans (§66474{b}). The Mono County Planning Commission is authorized to approve or deny tentative tract maps.

### E. DEFINITION OF TERMS

Terms used in this Specific Plan shall have the same definitions as given in the Mono County ~~Zoning Ordinance~~ General Plan unless specified otherwise herein.

### F. REGIONAL AND LOCAL SETTING

The Sierra Business Park Specific Plan site is located in southern Mono County, California. The project site encompasses 36 acres situated immediately southwest of Highway 395 about 3 miles south of the intersection with State Route 203 (SR 203 leads into Mammoth Lakes). The site is directly opposite the entry to Mammoth Lakes/Yosemite Airport and about 1 mile west of the airport terminal.

The property is the former site of a sand and gravel extraction operation that was owned by Sierra Materials. Past operations on the site have created an excavated bed that is 20-25 feet below the surrounding land. An elevated berm has been constructed around the site perimeter to screen operations of a batch plant that was installed by the applicant in 1998.

#### **G. PHYSICAL FEATURES OF THE SIERRA BUSINESS PARK SITE**

##### **1. SOILS AND ELEVATION**

The site is located on the alluvial slopes of the eastern Sierra Nevada. Site elevations range from 7,099 feet (in the excavated central portion of the site) to 7,125 feet (on parts of the site perimeter). Soils are of firm-to-dense compaction and comprised of recent alluvium, including glacial outwash, talus deposits, and stream and river alluvium. Soil depths range from 0-8 feet.<sup>1</sup>

##### **2. VEGETATION**

The site has been excavated as part of its prior use as a sand and gravel mining and processing site. The site is also located in the range of (but is not part of) an existing cattle grazing allotment. These past and on-going uses have removed essentially all vegetation and topsoil from the project site.

##### **3. VIEWSHED**

The entire length of Highway 395 has been designated by the California Department of Transportation (CalTrans) as a Scenic Highway of statewide significance.

The site cannot be seen from most locations to the southeast due to elevation differences. The screening berm, the power lines and the 40' batch plant stack are readily visible from locations to the north and west, which are at higher elevations. The escarpment of the

Sierra Nevada dominates mid- and long-range views from Highway 395. The Mammoth Lakes/Yosemite Airport dominates near-field views to the northeast, and the White Mountains dominate more distant views to the east.

#### **4. LAND USE**

Land uses on the site as of January 2000 include an operating concrete batch plant (Use Permit No. 37-95-03), two Edison high-power transmission lines, and vacant, previously excavated land with a screening berm around portions of the site perimeter. A dogsled concession (with an office building, storage and kennels), also occupies a portion of the site.

#### **H. GENERAL PLAN CONSISTENCY**

Consistency between the Sierra Business Park and relevant goals and policies of the Mono County General Plan is evaluated in Table 1 below. As indicated, the project conforms to all relevant General Plan goals and policies.

<sup>1</sup> Source: Preliminary Soils Report, Feb. 1997.

**Table 1**  
**CONFORMANCE WITH THE GENERAL PLAN**

**VISUAL RESOURCES:**

**Goals and Policies:** “The General Plan emphasizes the importance of the Highway 395 viewshed from Benton Crossing Road to the intersection with SR 203. Significant visual impacts are to be avoided along this designated scenic highway, as demonstrated by visual impact analyses. Mitigation must be provided, via landscaping, screening or other means, to assure compliance with these goals. *Discussion:* *A number of project elements have been suggested by County staff and incorporated by the applicant to minimize visibility from Highway 395. This Specific Plan contains requirements specifically intended to protect the visual integrity of the Highway 395 scenic corridor.*

**Goals and Policies:** The General Plan also encourages the concentration of development in or adjacent to existing communities, and supports the transfer of ownership to accomplish this goal. *Discussion:* *The Sierra Business Park is removed from existing communities, but directly adjacent to the regional airport, which it is expected to support in terms of available services. Efforts to achieve a transfer of ownership have not been successful and the County Board of Supervisors has indicated that the applicant will not be asked to explore this issue any further.*

**INDUSTRIAL DEVELOPMENT:**

**Goals and Policies:** The General Plan recognizes a countywide need for additional industrial land uses for the services provided, for economic growth and for job stability. Long Valley is cited as an area identified for some additional industrial land. *Discussion:* *The proposed Sierra Business Park responds to General Plan policies calling for balanced economic growth and employment development, and is directly responsive to the policy that calls for additional light manufacturing in the Long Valley area.*

**LAND USE COMPATIBILITY:**

**Goals and Policies:** The General Plan requires that land uses around the airport be limited to those that are compatible with airport operations and include proper notification. Additionally, no use may infringe upon the integrity of the airport safety zone or otherwise impact safe air navigation. *Discussion:* *The proposed Sierra Business Park is compatible with the airport and would offer services that directly support airport operations. The project would neither impact the safety of airport operations nor be significantly impacted by those operations due to the industrial nature of the proposed uses.*

**Goals and Policies:** The General Plan identifies resource extraction uses at the project site and recommends the same policy for other existing quarries in the planning area. *Discussion:* *Aggregate resource extraction opportunities at the site have been fully developed and further aggregate extraction is unfeasible. The project application provides for deletion of this General Plan policy as it applies to the project site.*

### **SPECIFIC PLAN DEVELOPMENTS:**

**Goals and Policies:** The Specific Plan designation applies to developments proposed in areas outside of existing communities, on large parcels of land within or adjacent to existing communities, to provide direction for potentially conflicting land uses, and to plan for future land uses in the vicinity of surface mining operations. The Specific Plan requires that conditions of approval govern key issues such as the use of open space, treatment of scenic easements, and habitat preservation. **Discussion:** *This Specific Plan has been prepared to comply with General Plan requirements governing outlying parcels. Conditions of approval have been an integral element of Specific Plan preparation as well as the environmental impact report. Appendix B of this Final EIR summarizes all mitigation measures that must be implemented and monitored.*

### **RESOURCE PRESERVATION:**

**Goals and Policies:** The General Plan requires the protection of critical wildlife habitat through the use of development standards, native vegetation in landscaping, and alternatives or mitigation measures where necessary to assure compliance. **Discussion:** *The biological assessment concluded that project implementation would not have a significant adverse impact on any critical wildlife habitat, including the nearby deer migration corridor or the 3 sage grouse leks in the project vicinity. Additionally, this Specific Plan requires the use, on the PMZ, of native plant species typical of the big sagebrush communities and adapted to the local region. There will be a mix of natives and non-native species on the site interior.*

### **MINING RECLAMATION:**

**Goals and Policies:** The General Plan limits resource extraction to designated zones, and requires submittal of a Reclamation Plan for sites that have been mined. Conditional Use Permits are required for all mining operations to assure public safety. **Discussion:** *Resource extraction has been discontinued at the site due to the lack of significant additional on-site aggregate materials and the availability of superior resources in other locations. However, batch plant operation would continue. A Reclamation Plan has been submitted as part of project documentation. The Reclamation Plan links reclamation to site development, including access, drainage, landscaping, and other improvements required in a Reclamation Plan.*

### **WATER RESOURCE PROTECTION POLICIES:**

**Goals and Policies:** The General Plan mandates the protection of local surface and groundwater resources through required studies, standards, and regulations. **Discussion:** *This Specific Plan and EIR provides studies conducted for the purpose of identifying relevant water protection policies and standards, quantifying project impacts, and developing measures to safeguard the resources in light of project impacts. The proposals incorporate substantial input from the County Health Department and the Lahontan Regional Water Quality Control Board. Please see EIR Sections 5.2 and 5.10, as well as Appendices C and K for a full discussion of the measures proposed for proper design, maintenance and use of the onsite septic and drainage systems.*

**DEVELOPMENT STANDARDS:**

**Goals and Policies:** “The General Plan requires that new developments be served by existing utilities where feasible, and contains strict regulations for the control of toxic substances. It also addresses standards for fire safety and grading ordinance compliance. The General Plan requires compliance with all relevant standards for noise and air quality. **Discussion:** *Although the site is about 4 miles from the Town of Mammoth Lakes, communication with the local water and sewer provider indicates that annexation is not feasible (source: Dennis Erdman, General Manager, MCWD, January 27, 2000). This Specific Plan contains requirements for utilities, for the management of toxic substances, for grading, fire safety, noise controls, and for the control of particulate emissions.*

## **I. ZONING—GENERAL PLAN CONSISTENCY**

This Specific Plan is adopted pursuant to regulations contained in the Mono County Zoning Ordinance. It is specifically intended by such adoption that the development standards herein shall regulate all development within Sierra Business Park. In cases of explicit conflict between this Specific Plan and the Mono County ~~Zoning Ordinance~~ General Plan, this Specific Plan shall prevail. Details or issues not specifically covered herein shall be subject to the regulations of the Mono County ~~Zoning Ordinance~~ General Plan.

## **J. REVIEW PROCESS**

### **1. APPROVAL**

Approval of this Specific Plan and all subsequent amendments hereto shall be in accordance with Mono County procedures as set forth in Chapter 19.46 of the Mono County Zoning Ordinance.

### **2. CEQA COMPLIANCE**

This Specific Plan has been prepared for the Sierra Business Park in compliance with CEQA. The Final EIR (SCH #1997032100) contains a Mitigation Implementation and Monitoring Program that has been adopted to mitigate the adverse environmental impacts associated with implementation of this Specific Plan. Mono County is responsible for monitoring and enforcement of the Mitigation Program to assure that all measures are implemented in a timely and effective manner, and is also responsible for enforcement of the regulations contained in this Specific Plan.

## **K. SPECIFIC PLAN CONCEPT**

The development standards and procedures established herein are intended to satisfy the requirements of §19.46 of the Mono County Zoning Ordinance. With adoption of the

Sierra Business Park Specific Plan, the development standards and procedures established herein became the governing zoning regulations for all land uses developed on this site. These standards are also intended to reflect the spirit and intent of the Mono County General Plan and Zoning Ordinance.

The purpose of these standards is to (1) provide for the classification of land uses on the site, (2) define standards for the development of those uses, (3) establish procedures for orderly site development through build-out, (4) protect the public health, safety and welfare of those who work and do business in Sierra Business Park, (5) provide for the progress, well-being, and convenience of the County as a whole, and (6) establish and maintain a level of quality in site development.

## **L. GENERAL REGULATIONS**

### **1. DEFINITION OF TERMS**

Terms used in this Specific Plan shall have the same definition as given in the Mono County ~~Zoning Code~~ General Plan, unless specified otherwise herein.

### **2. CODE CONSISTENCY**

1. The development standards herein shall regulate all development in the Sierra Business Park. In case of a conflict between this Specific Plan and the Mono County ~~Zoning Code~~ General Plan, this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County ~~Zoning Code~~ General Plan shall prevail.

2. Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County ~~Zoning Code~~ General Plans, Grading Ordinances, and other adopted ordinances of the County.

3. Construction shall comply with all applicable provisions of the Uniform Building Code and the mechanical, electrical, plumbing and other codes related thereto as administered by Mono County and other agencies with jurisdiction over the project.

4. Grading plans submitted for Sierra Business Park shall be based on the County Grading Code and shall be accompanied by all geological and soils reports required by the Grading Code.

### 3. AIRPORT NOTIFICATION

No construction activities or alterations that meet the notice criteria of the Code of Federal Regulations<sup>†</sup> shall be permitted without first notifying the FAA of the proposed construction and receiving a determination from the FAA that such construction does not constitute a hazard to air navigation.

### 4. SEVERABILITY

If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

### 5. ALTERNATIVE DEVELOPMENT STANDARDS

No alternative development standards shall be permitted unless such standards are established through an amendment to this Specific Plan.

### 6. DEVELOPMENT FLEXIBILITY

1. All of the lots on the Sierra Business Park Tentative Tract Map may be platted as much as ten percent (10%) above the acreage or square footage shown. Such variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for variances that meet these guidelines.

<sup>†</sup> For regulated sites outside the boundaries of any airport.

2. Only general boundary alignments and approximate acreage figures are shown in the Tentative Tract Map, Grading Plan and Landscaping and Berm Treatment Plans herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan would not require an amendment to this Specific Plan.

### M. LAND USE PLAN

The Land Use Plan for Sierra Business Park encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right-of-way. Two easements overlay the property. The SCE easement encompasses a total of 3.8 acres of land, and the Perimeter Maintenance Zone easement encompasses 4.7 acres. The easements are integrated into the underlying parcel boundaries.

### N. DEVELOPMENT STANDARDS

#### 1. USES PERMITTED

The following uses are permitted within the Sierra Business Park subject to approval [by the Land Development Technical Advisory Committee \(LDTAC\) and any other applicable development permit. of a Building Permit.](#)

1. Shipping and delivery.
2. Storage, mini-storage and warehousing for boats, recreational vehicles, automobiles, etc.
3. Janitorial services and supplies.
4. Rental agencies for motorized and non-motorized modes of transport, and service in connection therewith.
5. Rental agencies for snow and yard equipment, and service thereof.
6. Rental agencies for industrial and construction equipment, and service thereof.

7. Wholesale lumberyards and wholesale plumbing supplies.
  8. Vehicular repair facilities, paint shops and tire recapping facilities.
  9. Wholesale nurseries and garden shops.
  10. Warehousing, rental, and service outlets for appliances, computers, components, and other similar products.
  11. Commercial recreational facilities, equipment storage, rental and repair.
  12. Card-lock gas fueling stations.
  13. Research laboratories and facilities.
  14. Product development and testing facilities.
  15. Tooling and small machine shops.
  16. Photo-finishing and photographic processing facilities.
  17. Blueprinting, reproduction, printing, copying and photoengraving services.
  18. Construction industries including general and specialty contractors and their accessory & incidental office uses.
  19. Manufacture and storage of building, construction, and plumbing parts and equipment.
  20. Motion picture, video, television and recording studios.
  21. Firewood storage provided the facilities are screened from view of motorists on Highway 395.
  22. ~~Caretakers' living quarters without outdoor living areas (no more than two caretakers quarters in the entire site).~~ No more than six caretaker units may be allowed in the entire specific plan area. Such units shall be allowed by the Community Development Director upon finding that the units are a bona fide part of the associated business operation and that sewage disposal meets requirements of the Mono County Environmental Health.
  23. Maintenance structures & buildings.
  24. Landscape services and landscaping materials (e.g., storage of vehicles, earth, clay and similar materials) for sale
  25. Dog kennels and pet kennels.
  26. Accessory structures or uses that are customarily incidental or necessary to the permitted main uses.
  27. Any other similar use that is found by the Planning Commission to be compatible with the purpose and objectives of this Specific Plan.
  28. Large-dish antennae and other large-dish devices for transmission or reception of signals.
  29. The following uses must be incidental to a permitted use or conditionally permitted use, and occupy no greater than 500sf of floor area, consistent with the prior section. No use may be permitted which, in the judgment of the Director, would have environmental impacts greater than the permitted use.
    - a. Sales agencies for motorized and non-motorized transport vehicles
    - b. Sales agencies for snow and yard equipment
    - c. Sales agencies for industrial and construction equipment
    - d. Retail nurseries and garden shops
    - e. Sales outlets for appliances, computers, components, etc.
    - f. Food services ancillary to the permitted uses.
    - g. Sales of building, construction, and plumbing parts and equipment.
- 2. USES PERMITTED SUBJECT TO APPROVAL OF A USE PERMIT BY THE PLANNING COMMISSION**
1. Manufacturing and assembly plants and facilities up to 10,000 square feet (sf).
  2. Dry Cleaning facilities.
  3. Concrete or asphalt batching plant or similar mixing plant, except that only one such plant shall be permitted in Sierra Business Park at any point in time. Ancillary activities (including storage, stockpiling, distribution and sale of rock, sand, gravel, earth, clay, and similar materials, as well as the ancillary manufacture of concrete products) shall also be permitted, subject to a use permit.
  4. Water filtration and processing facilities.
  5. Communication systems and facilities (telephone, cable, digital and other).

6. Water and bottled water production and distribution facilities, including pump facilities and water bottling facilities.
7. Electricity and natural gas lines and easements. Power lines may include buried and surface features, and may be sized for local and regional service.

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<sup>2</sup>-Amendment #1, 11/13/07

8. Retail lumberyards, retail plumbing supplies and general home improvement centers up to 10,000 sf.

### 3. SITE DEVELOPMENT STANDARDS

The following site development standards shall apply:

1. Building Lot Area and Site Coverage: No minimum lot area or site coverage. The maximum site area is the net usable area as indicated in the Land Use Concept, Section M. Site coverage shall not exceed eighty percent (80%) of any building lot.
2. Building Lot Width and Depth: No minimum, and no maximum. However, no lot may be subdivided without an amendment to this Specific Plan.
3. Building Height Limit: No minimum. The maximum building height limit of all flat-roof structures shall be twenty-five (25'). The maximum height of pitched-roof structures on lot 1, and lots 24 through 30 (including the ridge of the roof and all appurtenant structures, unless otherwise required by code) shall be twenty five (25'). On the remaining lots, the maximum height of pitched roof structures shall be thirty (30').

As long as a batch plant is allowed pursuant to a valid use permit, or the present concrete batch plant continues in operation, the maximum height limit for lot 14 shall be forty-feet (40'; i.e., the maximum height of existing structures).

At such time as the concrete batch plant operations cease, the maximum height limit for this lot shall be twenty-five (25') for flat-roof structures and appurtenant roof structures and 30' for pitched roof.

4. Building Setbacks:
  - a. Along interior streets, buildings shall be set back a minimum of twenty-feet (20') from the property line, except that unsupported roofs or architectural elements may project five-feet (5') into the required setback area. No maximum setback.
  - b. Adjacent to the exterior property boundary: No buildings or development shall be permitted in the designated PMZ. No maximum setback.
  - c. Rear yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - d. Side yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - e. The PMZ varies in width from 20-60.' Structures may have a 0' rear yard or side yard setback from the PMZ, but may not enter into the PMZ.
5. Loading Standards: All loading shall be performed within each lot; no on-street loading shall be permitted. Loading platforms and areas shall be screened from all off-site views from Highway 395.
6. Trash Storage Areas: All trash storage containers shall be shielded from view of adjacent lots and interior streets by solid fencing not less than five-feet (5') in height and no more than eight-feet (8') in height, and shall be shielded from all off-site views from Highway 395. Trash storage areas shall be designed and maintained to facilitate County

compliance with waste load reduction programs. No trash storage area shall be permitted within the PMZ or the street landscape zone.

7. Mechanical and Electrical Equipment: Exterior components of plumbing, processing, heating, cooling and ventilation systems, and transformers shall not be visible from any abutting lot, street or highway.
8. Antennas: Dishes, transmitters and antennas shall not be placed higher than fifteen-feet (15') above floor elevation, and shall be screened from view by architecturally compatible landscaped berms, plantings, walls, solid fencing, or a combination of these materials.
9. Grading:
  - a) No grading shall be undertaken prior to the posting of a performance bond in compliance with the County Grading Ordinance.
  - ~~b) All lots shall be equipped with an oil/water separator. ‡~~
10. Toxic Material Handling: All toxic materials handling on site, whether by the maintenance association or by individual tenants, shall comply with all relevant laws and regulations governing their use, storage and disposal.
11. Heating Systems: Individual tenants and owners shall be prohibited through deeds of sale or lease agreements from installing wood-burning appliances that do not comply with current standards for control of particulate emissions.
12. Structural Fire Protection: All structures in Sierra Business Park shall comply with current requirements of the Long Valley Fire Protection District for structural fire protection.

~~‡ Minor modification by Planning Director, 12/13/06~~

13. Site Plan Submittal: Before any building permit is issued for a site in the Sierra Business Park, a Site Plan shall be submitted to and approved by Mono County.

~~14. Other Outdoor Storage Areas:~~

- ~~a. Outdoor storage items placed within 50-feet (50') of the property line(s) contiguous to the interior street shall be screened by solid fencing on the street side(s) of the storage area and at side property lines for the length of the storage area. Outdoor storage items that are placed beyond this 50-foot visual zone do not require solid fencing on the street side. However, solid fencing may be required at the side and rear property lines, subject to review by the Planning Director.~~
- ~~b. Solid fencing shall be a minimum of 5-feet (5') high and may need to be up to eight feet (8') high, subject to review by the Planning Director. Storage items taller than eight feet (8') may be visible above solid fencing, provided they do not exceed twelve feet (12') in height.~~
- ~~c. Storage is anything placed outdoors and outside of a building that is not a private vehicle for employee or customer transportation; cars, trucks, and vehicles that stay onsite after hours, machinery, tools, items for rent, materials and items for sale are examples of storage items.~~
- ~~d. Storage and associated fencing shall not occur within the PMZ or the Street Landscape area~~

~~14. Fencing and Screening Requirements:~~

- ~~— Interior Street Screening: Solid fencing in the form of an eight foot (8') high "Verti-Crete" ledge stone wall shall be erected along the interior street front property line. A substitute for Verti-Crete may be approved by the Sierra Business Park Association if found to be similar color/texture/appearance. A landscaping plan approved by the Sierra Business Park Owners Association may be considered a substitute for the Verti-Crete requirement.~~

- a) An eight foot (8') high entrance gate composed of steel, rod iron or wide mesh galvanized chain link with or without dark brown plastic slats shall also be required.
  - b) Between Property Screenings: An 8' high, wide-mesh galvanized chain link with dark brown plastic slats shall be erected. An emergency access gate may be required between properties.
  - c) Solid fencing, in the form of a wall, may be required at the side and rear property lines, subject to review by the LDTAC and shall be eight-feet (8') high. Storage items taller than eight-feet (8') may be visible above solid fencing provided they do not exceed twelve-feet (12') in height.
  - d) Barbed wire shall be permitted in conjunction with the required fencing around the site perimeter (i.e., exterior side of the PMZ).
  - e) No fencing shall be permitted in the ten-foot (10') street landscaping zone or the PMZ (except for the existing barbed wire fencing on the site perimeter).
  - f) Storage is anything placed outdoors and outside of a building that is not a private vehicle for employee or customer transportation; cars, trucks, and vehicles that stay onsite after hours, machinery, tools, items for rent, materials and items for sale are examples of storage items.
  - g) Storage and associated fencing shall not occur within the PMZ or the Street Landscape area.
15. Drainage: -Drainage shall be retained on site. The requirements of this section must be completed ~~ots shall be equipped with a dry well and an oil/water separator~~ prior to any use of property.

- a) All vehicle access, parking and equipment storage areas shall be paved<sup>§</sup>
- b) Drywells shall be required on all lots. A grading permit shall be required from the Mono County Department of Public Works for all drywells and on-site retention shall be engineered for maximum lot coverage.
- c) Oil water separators devices shall be required for all drywells.

#### 4. **LANDSCAPING, SCREENING AND OPEN SPACE STANDARDS**

1. Plant Materials: Landscaping is intended to maintain a sense of continuity with the surrounding lands and to minimize the visual intrusion of Sierra Business Park into the state-designated scenic corridor along Highway 395. The open space area of Sierra Business Park shall be known as the Perimeter Maintenance Zone (PMZ), as shown on the Tentative Tract Map.

A different landscaping plant palette shall be provided for the street landscaping zone, which is encouraged to include but is not limited to a variety of native plants. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the street palette.

2. Perimeter Maintenance Zone and Berm:
  - a. The Sierra Business Park Specific Plan site shall be enclosed by a PMZ around the entire site, broken only at the entry access from Highway 395.
  - b. The PMZ berm shall be constructed of landscaped earthen materials with undulant external contours. Except for the SCE right-of-way, the berm height along the western PMZ shall average 7,122' elevation but not less than 7,120'.

<sup>§</sup> Minor modification by Planning Director, 12/13/06

- c. All landscaping within the PMZ shall consist of native plant materials typical of big sagebrush communities and adapted to the region, or as approved by the community development director to achieve adequate screening. Trees shall be included along the northern and western PMZ and along the frontage of lots 1 and 2. Where landscaping is derived from seedlings, the seedlings shall be genetically compatible with local plant stock.
- d. A detailed landscape plan for the PMZ shall be prepared and submitted to the Planning Department for approval consistent with the Reclamation Plan.
3. Landscaping of Lots and Along the Interior Street: A ten-foot (10') landscaping strip will be planted by the applicant along the length of all properties contiguous to the interior street. One landscaping plant palette shall be provided for the street landscaping zone, and a different palette shall be provided for the remainder of the site. The maintenance association shall maintain the landscape strip. Extension of site landscaping from the street landscaping zone to the face of buildings or edge of parking areas is encouraged. Landscaping of the street landscape zone and the lots is encouraged to include, but is not limited to, a variety of native plants and plants that resemble native plants in color, texture and form. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the lot plantings or street palette.
4. Landscape Irrigation: A temporary irrigation system shall be provided for irrigation of the PMZ and retained until the County finds that supplemental irrigation is no longer required to maintain plant viability.
5. Landscape Maintenance: All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.
- ~~\*\*6. Interior—Street—Screening: Where proposed, walls and fences along streets and boundaries shall have a maximum height of six feet (6') within ten feet (10') of the point of intersection of a road or driveway and an interior street or sidewalk. Where solid fencing is provided, such fencing shall have a minimum height of five feet (5') feet and a maximum height of eight feet (8') feet. No fencing shall be allowed in the ten-foot (10') street landscaping zone. Where outdoor storage is proposed on the property, solid fencing in the form of an eight foot (8') high "Verti-Crete" ledge stone wall shall be erected along the interior street property line. An eight-foot (8') high gate composed of wide mesh galvanized chain link with dark brown plastic slats shall also be required.~~
- ~~7. Screening of Parking Areas: For parking areas outside of storage areas, no additional screening shall be required. However, no parking shall be allowed in the ten-foot (10') street landscaping strip or in the PMZ.~~
- ~~8. Screening Materials: All screening shall consist of one or a combination of the following:~~
- ~~a. Walls (including retaining walls) shall consist of concrete, rock and stone, brick, tile or similar solid masonry material a minimum of four-inches (4") thick.~~
- ~~b. Fencing shall be constructed of metal that harmonizes with building exteriors and has minimal visual impact. Barbed wire fencing shall be~~

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\*\* Minor modification by Planning Director, 12/13/06

~~permitted around the site perimeter (i.e., exterior side of the PMZ).~~

~~\*\*e. Solid fencing utilizing gray or tan split face block (Basalite, Sparks natural gray, and Basalite, Dixon D345 tan, respectively) 8' high block wall (Verti-Crete, ledge stone, color: Wrought Iron\*\*), and /or mesh galvanized chain link with sand dark brown plastic slats.~~

~~d. Walls and fences used for screening of loading zones shall have a maximum height of six feet (6') within ten feet (10') of the point of intersection of a road or driveway and an internal street or sidewalk. No fencing shall be permitted in the ten-foot (10') street landscaping zone, and no fencing shall be permitted in the PMZ (except for the existing barbed wire fencing on the site perimeter). Where solid fencing is provided, such fencing shall have a minimum height of five feet (5') and a maximum height of eight feet (8').~~

~~9. §§ Screening between Properties:~~

~~Between properties, an 8' high wide mesh galvanized chain link with dark brown plastic slats shall be erected. An emergency access gate may be required between properties.~~

**5. DESIGN  
GUIDELINES STANDARDS**

The following design guidelines standards are intended to assure quality architecture that reflects a non-intrusive and pleasing style, quality materials, and professional workmanship. A key objective is to minimize the visual presence of the development from all off-site locations. Consistent with this goal, building masses are to be simple in form and strong in geometry.

~~\*\* Minor modification by Planning Director, 11/28/05~~

~~\*\* Minor modification by Planning Director, 12/13/06~~

~~§§ Minor modification by Planning Director, 12/13/06~~

**6. BUILDING MATERIALS AND COLORS**

No polished or mirror-reflective finishes or paints shall be permitted in Sierra Business Park. All exterior building materials and colors in Sierra Business Park are intended to coordinate with colors found in the surrounding landscape.

1. Exterior Roofing Materials and Colors: All exterior roofing materials shall consist of the following materials and colors. It is anticipated that the application would typically be sloped; if flat, colors shall be coordinated.

\*a. Composition Shingle

- Brown (Elk Prestique Series - Weatheredwood, or equivalent)
- Dark Green (Elk Prestique Series - Balsam Forest, or equivalent)
- Dark Gray (Elk Prestique Series - Sablewood, or equivalent)

\*b. Metal

- Dark Brown (ASC Building Products - Classic Brown, or equivalent)
- Chestnut (ASC Building Products - Chestnut Brown, or equivalent)
- Brown (ASC Building Products - Weathered Copper, or equivalent)
- Dark Green (ASC Building Products - Forest Green, or equivalent)
- Dark Gray (ASC Building Products - Slate Gray, or equivalent)

c. Other: Paint or finish to coordinate with colors above.

2. Exterior Wall Materials and Colors: All exterior walls shall consist of the following materials and primary field colors.

a. Concrete

- Natural Gray

b. Split-Face Block

\* Minor modification by Planning Director, 10/20/04

- Gray (Basalite, Sparks – natural gray)
      - Tan (Basalite, Dixon – D345, no substitutions)
    - c. Rock
      - Any natural rock, shaped or irregular
    - d. Wood Siding
      - Any type with “natural cedar” tint
    - e. Metal Siding
      - Gray (Metal Sales – Ash Gray [25])
      - Taupe (Metal Sales – Taupe [74])
      - Light Bronze (Western Metal – Antique Bronze)
      - Natural Rust (CorTen, aged)
3. Exterior Trim and Accents: Exterior trim and accent features shall be permitted on only very limited areas of each building (not to exceed 10% of total exterior area) and shall consist of the following materials and colors:
- a. Smooth block
    - Any color
  - b. Split-Face Block
    - Any color
  - c. Rock
    - Any natural rock
  - d. Wood
    - Natural logs, any finish
    - Milled wood, clear or solid finish and choice of color
  - e. Metal
    - Any compatible color
- ~~\*\*\*4. Solid Fencing: Solid fencing, for screening, security and retaining walls as applicable, shall be limited to the following materials and colors:~~
- ~~a. Split Face Block 8’ High Block Wall~~
    - ~~Gray (Basalite, Sparks – natural gray)~~
    - ~~Tan (Basalite, Dixon – D345, no substitutions)~~
  - ~~Wrought Iron (color) (Verti-Crete, LedgeStone)\*\*\*~~
  - ~~b. Metal~~
    - ~~Wide mesh galvanized chain link with sand dark brown plastic slats.~~
5. Security Fencing: Open fencing, for security fencing only, shall be limited to the following materials and colors:
- a. Metal
    - Simple chain link
6. Other Provisions:
- a. The Mono County Community Development Director may approve materials and colors not listed herein, provided such materials and colors are consistent with the design guidelines standards above.
  - b. Exterior building materials that are prohibited in Sierra Business Park include asphalt shingles, glass (other than for windows), wood shingles, vinyl siding, imitation wood siding, stucco, and anything not specifically stated as being included.
7. **SIGN STANDARDS**
1. Signs: Permitted freestanding signs shall include one main project identification sign and one directory sign. In addition, one lot monument sign shall be permitted on each lot.
- a. All freestanding signs shall be maintained in good operating condition and appearance.
  - b. The project developer shall be responsible for construction of the main project identification sign and the directory sign.
  - c. Maintenance and repair of the main identification and directory signs shall be the responsibility of an association to be formed pursuant to the CC&Rs for each lot on the site.

\*\*\* Minor modification by Planning Director, 11/28/05

\*\*\* Minor modification by Planning Director, 12/13/06

2. Main Project Identification Sign: The main project identification sign shall be located within the PMZ, adjacent to the project entry on the northern site boundary and readily visible from Highway 395, as shown on the Tentative Tract Map. The main project identification sign shall be as shown in Exhibits 6 and 7, and shall conform to the following standards:
  - a. Maximum Height: Eight-Feet (8')
  - b. Maximum Width: Eight-Feet (8')
  - c. Maximum Depth: Two-Feet (2') for each side of the V-shaped sign (see Exhibit 7).
  - d. Colors and Materials: As identified in the Design Guidelines.
  - e. Minimum Distance from Highway 395 Right-of-Way: Ten-Feet (10')
  - f. Minimum Distance from the Project Access Road: Ten-Feet (10')
  - g. Illumination of this sign shall be prohibited.
  - h. The main project identification sign shall not be located on the PMZ berm.
  
3. Project Directory Sign: The directory sign shall be located in the site interior, adjacent to the main access road, as shown on the Tentative Tract Map. The directory sign shall be as shown in Exhibit 8, and shall conform to the following standards:
  - a. Maximum Height: Eight-Feet (8')
  - b. Maximum Width: Three-Feet (3')
  - c. Maximum Depth: One-Foot (1')
  - d. Colors and Materials: As identified in the Design Guidelines.
  - e. Location Relative to Interior Road: Within the Right-of-Way
  - f. Illumination of this sign shall be prohibited.
  
4. Concrete Lot Monument Signs: One lot monument sign shall be permitted on each lot to identify the business complex thereon. The lot monument signs shall be located by the driveway at the street and shall be uniform in scale, design and color. Lot monument signs shall include

a reflective lot number and a defined area for the attachment of one custom wood building identification sign.

These signs are intended to identify the occupant(s) or building name, and may not be used to list specific services or products. All lot identification signs shall be maintained in good condition and appearance. All lot identification signs shall be as shown in Exhibit 9, and shall conform to the following standards:

- a. Maximum Height: Thirty inches (30")
- b. Maximum Length: Four-Feet (4')
- c. Maximum Depth: Twenty-four inches (24")
- d. Colors and Materials: As identified in the Design Guidelines.
- e. Illumination of this sign shall be prohibited.
- f. Maintenance and repair of the lot identification signs shall be the responsibility of the lot owner.

It shall be at the sole discretion of the developer whether to construct any or all of the lot identification signs.

5. Building Identification Signs: Building identification signs shall be allowed as permitted by the IP (Industrial Park) Zoning District, §19.35 of the Mono County Zoning Ordinance, except that no monument or freestanding building identification signs or lighted signs shall be permitted. In addition, signing permitted by the IP Zoning District shall be confined to a signage "envelope" on one building per lot, defined as follows:
  - a. The signage envelope shall face the interior street and may occur on only one side of one building, on each lot.
  - b. The signage envelope shall be a horizontal area four-feet (4') high. The top of the envelope shall be no higher than fourteen-feet (14') above the finished floor elevation and no lower than ten-feet (10') above the finished floor elevation of the building upon which it is located.

The envelope may extend the entire width of the building upon which it is located.

- c. The signage envelope may be interrupted by architectural features.
  - d. Building identification signs shall be mounted on the building within the sign envelope area oriented to the interior street, and complementary in scale, design and color to the building it identifies.
  - e. All building identification signs shall be maintained in good condition and appearance. Maintenance and repair of the building identification signs shall be the responsibility of the lot owner/tenant.
6. Temporary Signs: Temporary outdoor signs shall conform to §19.35 of the Zoning Ordinance (pertaining to the IP Zoning District).
7. Other Signs: All other signage shall be minimized, uniform, concise and subtle and shall be strictly limited to unit numbers, door placards, directional, cautionary and handicap signs at their specific points of use.
8. Signs Prohibited: The following signs shall be prohibited within Sierra Business Park.
- a. Time/Temperature signs.
  - b. Freestanding signs, except as provided in these standards.
  - c. Temporary or permanent advertising devices or displays.
  - d. Rotating, revolving, scintillating, flashing or moving signs.
  - e. Signs that project vertically or horizontally from the building face, except as provided herein.
  - f. Any banner or device designed to wave, flap, rotate or move with the wind.
  - g. Any other signs or components not specifically included in the above descriptions of building identification signs or temporary signs.

## 8. LIGHTING STANDARDS

- a. Exterior lighting in Sierra Business Park is to be held to the minimum required to assure public safety.
- b. The source of lighting must be concealed on all exterior lighting.
- c. All lighting, interior and exterior, must be designed to confine light rays to the premises of Sierra Business Park. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, highway, sidewalk, adjacent lot or land area, or to project upwards into the airspace above the Sierra Business Park site.
- d. All lighting shall emit a light of constant intensity.
- e. All exterior lighting fixtures shall be of uniform design and materials, and painted a non-reflective color that conforms to the Design Guidelines herein and blends with the surrounding environment.
- f. All exterior lighting shall feature low-intensity lighting.

## 9. STREET AND PARKING STANDARDS

### 1. Primary Interior Street

- a. The interior street serving Sierra Business Park shall have a sixty-foot (60') overall right-of-way.
- b. Two travel lanes shall be provided, with one lane for each travel direction. Each of the two lanes shall have a minimum width of eighteen-feet (18').
- c. The interior road shall be a minimum thickness of 0.25' asphalt concrete, with four-inches (4") of Class-2 aggregate base, to accommodate a minimum Traffic Index of 8.5.
- d. Interior road slopes shall not exceed a six percent (6%) grade.

### 2. Parking Standards

- a. ~~Off-street parking shall be provided on each lot at a ratio of no less than 2 parking spaces per 1,000 square feet of~~

~~gross building area.~~ Off-street parking shall be provided pursuant to Land Use Element Chapter 06.

- b. ~~All parking areas shall be designed to provide for snow storage, and parking lot islands and curbs shall be sited to allow for snow removal. Snow storage on individual lots shall be accommodated at a 25% rate; all other provisions of Land Use Element Chapter 04, Section 4.300, Snow Storage Requirements, shall be followed. Snow storage shall be provided on site and shall be equal to 25% of the area from which the snow is to be removed (i.e. parking and access/roads areas).~~

**O. MAINTENANCE, OPERATION AND ENFORCEMENT**

All maintenance, operations and enforcement requirements and responsibilities within Sierra Business Park shall be handled through an association formed in keeping with the CC&Rs for each site lot.

**P. PROCESSING PROCEDURES**

**1. AMENDMENT**

1. The project developer, or the owner or owners of 50% or more of the lots in Sierra Business Park, may initiate an amendment to this Specific Plan.
2. Any amendment to the Specific Plan shall be in accordance with California Government Code §§65500-65507, and Mono County Code §19.46.
3. Any amendment to this Specific Plan must comply with requirements of CEQA as appropriate.
4. The Board of Supervisors of Mono County may initiate an amendment to this Specific Plan.
5. Modifications to the subdivision plan after approval of the Tentative Tract Map

shall be in accordance with the California Subdivision Map Act and Mono County procedures for implementation of the Map Act.

**2. MINOR MODIFICATIONS**

- a. Minor modifications to the proposed subdivision plan, such as lot mergers and divisions, shall not require an amendment to this Specific Plan provided the Mono County Planning Director finds that the modification is consistent with the general nature and intent of this Plan.

**Q. FINANCING**

All costs associated with implementation of the Sierra Business Park Specific Plan would be privately financed. No public funds are sought for implementation of the project.

Note: All Specific Plan maps are available in the Mono County Planning Department, [Mammoth Lakes](#) or Bridgeport, California.

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\* Amendment #1, 11/13/0





**RESOLUTION R14-02**

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL OF SIERRA BUSINESS PARK SPECIFIC PLAN AMENDMENT 14-001**

**WHEREAS**, on Dec. 12, 2000, the Mono County Board of Supervisors approved the Sierra Business Park Specific Plan and Tentative Tract Map 36-159 and Final Environmental Impact Report; and

**WHEREAS**, on Sept. 13, 2007, the Board of Supervisors approved Amendment #1 to the Sierra Business Park Specific Plan that modified the number of caretaker units allowed, parking standards and snow storage capacity; and

**WHEREAS**, proposed Specific Plan Amendment 14-001 would make changes to conform the Sierra Business Park Specific to: 1) make minor technical changes; 2) clarify Land Technical Advisory Committee review requirements; 3) clarify requirements for on-site storm-water retention and oil/water separator; 4) consolidate references to fencing and screening requirements into one section and clarify the appropriate construction, design and applicability; 5) institute paving requirements to facilitate on-site retention system; and 6) clarified snow storage; and

**WHEREAS**, Section 15164 (a) of the California Environmental Quality Act (CEQA) Guidelines provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred”; and

**WHEREAS**, Mono County has determined that an addendum to the Final Environmental Impact Report (FEIR) is the appropriate level of environmental review under CEQA guidelines sections 15162 and 15164 because none of the conditions described in Section 15162 have occurred; and

**WHEREAS**, the Mono County Planning Commission did, on May 8, 2014, hold a noticed and advertised public hearing to hear all testimony relevant to Sierra Business Park Specific Plan Amendment 14-001.

**NOW, THEREFORE, BE IT RESOLVED** that the Mono County Planning Commission, having taken into consideration staff recommendations, public comment, and all other evidence and testimony before it, recommends approval of Specific Plan Amendment 14-001 making modifications to the Sierra Business Park Specific Plan to reflect the clarification of site development standards, based upon the following findings:

*A. The change in the Specific Plan is consistent with the text and maps of the General Plan because:*

The changes to the Specific Plan are consistent with General Plan policies that direct the County to utilize the specific plan process for large-scale projects and of to contain growth in and adjacent to existing community areas (LU Element Objective A, Policies 1, 2).

The adopted Specific Plan and Tentative Tract Map were found to be consistent with the General Plan when adopted in 2000. The proposed changes are reasonable and compatible with

surrounding and proposed development and do not alter the adopted Specific Plan in a manner that makes it inconsistent with the text or maps of the General Plan.

B. *The site of the proposed changes is physically suitable for the type and density of land uses permitted within the Specific Plan and map because:*

The site design meets standards for both the physical layout and density and no easements are impacted. This amendment clarifies the regulations governing future development of the property, thus improving the suitability of the project for the site.

C. *The change to the Specific Plan is reasonable and beneficial at this time and not likely to cause serious public health problems because:*

The property land use designation is Specific Plan (SP). The adopted SP was found to be consistent with the General Plan when adopted in 2000. The proposed changes are reasonable and compatible with the surrounding and proposed development and will help to clarify the regulations governing future development of the property.

D. *The change to the Specific Plan and map will not have a substantial adverse effect on surrounding properties or result in substantial environmental damage or injure fish and wildlife or their habitat because:*

An FEIR for the project was approved in 2000. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. The changes of this amendment reduce environmental impacts and will not adversely affect surrounding properties.

**PASSED AND ADOPTED** this 8th day of May 2014, by the following vote of the Planning Commission, County of Mono:

- AYES :
- NOES :
- ABSENT :
- ABSTAIN :

\_\_\_\_\_  
Mary Pipersky, Chair  
Mono County Planning Commission

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
C.D. Ritter, Secretary

\_\_\_\_\_  
Stacey Simon, Assistant County Counsel

**Draft Addendum  
to the  
Sierra Business Park Specific Plan  
Final Environmental Impact Report (FEIR)**

**SCH #1997032100**

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## **Executive Summary**

The Sierra Business Park Specific Plan and Tentative Tract Map (TTM) 36-159, and Final Environmental Impact Report (FEIR) were adopted by the Mono County Board of Supervisors on December 12, 2000. This approval established development standards for the Sierra Business Park.

Sierra Business Park is located southwest of Highway 395 about 3 miles south of the intersection with State Route 203. The site is directly opposite the entry to Mammoth Lakes/Yosemite Airport and about 1 mile west of the airport terminal. Sierra Business Park is an industrial park designed for the needs of business, warehouse, storage rentals or light industrial uses. The site is located on the slopes of the eastern Sierra Nevada and is the former site of a sand and gravel extraction operation that was owned by Sierra Materials. The Land Use Plan for Sierra Business Park encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right-of-way. The Specific Plan was adopted by the Board of Supervisors on December 12, 2000. Since its adoption, several small minor modifications have been made by the Planning Director (primarily changes to required materials and colors) as allowed by the specific plan. In 2007, an amendment was adopted by the Mono County Board of Supervisors concerning modifications to the number of caretaker units allowed, modified parking standards and snow storage capacity.

Initiated in consultation with the Sierra Business Park Owners Association, this will be the second amendment to the Specific Plan since it was adopted. The proposal would amend the Specific Plan to: 1) make minor technical changes, 2) clarify Land Technical Advisory Committee requirements, 3) clarify requirements for on-site storm-water retention and oil/water separator, 4) consolidate references to fencing and screening requirements into one section and clarify the appropriate construction, design and applicability, 5) institute paving requirements to facilitate on-site retention system, and 6) clarified snow storage.

The purpose of the current project is to make minor technical changes, clarifications and non-environmentally significant modifications to the approved Specific Plan.

In accordance with the California Environmental Quality Act, an addendum to the existing Specific Plan EIR is being utilized.

## **Addendum Determination**

Mono County has determined that an Addendum to the Final Environmental Impact Report is the appropriate level of environmental review under CEQA. As the analysis shown in Table 1 below demonstrates, the Amendment does not include substantial changes which would require major revisions to the FEIR.

CEQA Section 15164 (a) provides that “the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” None of the conditions described in section 15162 have occurred.

Section 15162 provides for the preparation of a subsequent EIR where:

- (1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment but the project proponent declines to adopt the mitigation measure or alternative.

**Table 1: Review of findings under CEQA guidelines section 15162**

SP page #	Minor technical changes, clarifications and non-environmentally significant modifications	CEQA guidelines section 15162
Throughout	Formatting changes	These technical item(s) are not a substantial change, do not increase the severity of previously identified significant effects, or are not substantial new information.
12 - 16	Consolidate references to fencing and screening requirements into one section and clarify the appropriate construction, design and applicability	This technical item(s) is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information. This change will clarify screening requirements for property owners.
9	Require any proposed use to be reviewed by the Land Technical Advisory Committee	This is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information. This change clarifies the permitting process by requiring any and all proposed uses to be reviewed by the LDTAC, regardless if the proposed project triggers a County permit.
13	Clarify requirements for on-site storm-water retention and oil/water separator	This is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information. This clarifies that <i>any</i> proposed use or development would require proof an on-site storm-water retention system via a Grading Permit issued by the Department of Public Works.
13	Require areas devoted for vehicular access and storage to be paved to facilitate on-site retention system	This proposed change would not increase the amount of impervious surfaces previously analyzed and allowed (maximum 80% lot coverage) in the prior SBP SP EIR. The proposed change clarifies when paving is required and is meant to facilitate proper function of the oil/water separator. Therefore, this is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information.
12	Require Verti-crete (or similar material) to screen any use along property frontage	The original EIR allowed for Verti-crete walls along all front property lines. The proposed change would require Verti-crete (or similar treatment) prior to any use of the property unless an approved landscaping plan was implemented in lieu of the fencing requirement. This is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information.

19	Clarified snow storage shall be equal to 25% of the area from which the snow is to be removed	This technical item provides a specific standard that corresponds to elevation and location of the project and is not a substantial change, does not increase the severity of previously identified significant effects, or is not substantial new information.
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# **SIERRA BUSINESS PARK SPECIFIC PLAN**

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**Adopted by the  
Mono County Board of Supervisors  
December 12, 2000**

**Minor Modifications by Planning Director 10/20/04, 11/28/05, 12/13/06  
Amendment #1 11/13/07  
Amendment #2 XX/XX/XX**

**SIERRA BUSINESS PARK  
SPECIFIC PLAN**

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## SIERRA BUSINESS PARK SPECIFIC PLAN

### A. INTRODUCTION

The text presented in this Section of the Sierra Business Park Specific Plan and EIR constitutes the Land Use Regulation governing development of the area hereinafter to be referred to as Sierra Business Park. The Specific Plan properties have been placed into the Specific Plan District by Resolution, as adopted by the Mono County Board of Supervisors.

### B. PURPOSE AND OBJECTIVES

The purpose of these regulations is to provide for development of the Sierra Business Park in a manner that reflects the spirit and intent of the specific plan and industrial development regulations of the Mono County General Plan Land Use Element. A central objective of these regulations is to provide for needed industrial services while protecting the scenic resources of the region as a whole and the Highway 395 Scenic Corridor in particular.

These regulations stipulate site design and site planning standards consistent with Mono County policies governing development and the protection of natural resources.

### C. SITE PLANS

Consistency with provisions of the General Plan is ensured through Site Plan review procedures established herein. The Site Plan review process provides for County review of detailed, final site plans for each lot in Sierra Business Park, and provides assurance that each lot will be planned, constructed and maintained in a manner that conforms to this Specific Plan and is compatible with surrounding environs. The Site Plan process

also provides for a timely sequence of County and public review and input.

### D. AUTHORITY

California Government Code §65507 authorizes a legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared when it is in the public interest to do so. Mono County has applied this authority to require Specific Plans for all outlying parcels, including the Sierra Business Park site. As with General Plans, the Board of Supervisors must hold a public hearing before considering adoption of the Specific Plan.

The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is inconsistent with applicable specific plans (§66474{b}). The Mono County Planning Commission is authorized to approve or deny tentative tract maps.

### E. DEFINITION OF TERMS

Terms used in this Specific Plan shall have the same definitions as given in the Mono County General Plan unless specified otherwise herein.

### F. REGIONAL AND LOCAL SETTING

The Sierra Business Park Specific Plan site is located in southern Mono County, California. The project site encompasses 36 acres situated immediately southwest of Highway 395 about 3 miles south of the intersection with State Route 203 (SR 203 leads into Mammoth Lakes). The site is directly opposite the entry to Mammoth Lakes/Yosemite Airport and about 1 mile west of the airport terminal.

The property is the former site of a sand and gravel extraction operation that was owned by Sierra Materials. Past operations on the site have created an excavated bed that is 20-25 feet below the surrounding land. An elevated berm has been constructed around the site perimeter to screen operations of a batch plant that was installed by the applicant in 1998.

#### **G. PHYSICAL FEATURES OF THE SIERRA BUSINESS PARK SITE**

##### **1. SOILS AND ELEVATION**

The site is located on the alluvial slopes of the eastern Sierra Nevada. Site elevations range from 7,099 feet (in the excavated central portion of the site) to 7,125 feet (on parts of the site perimeter). Soils are of firm-to-dense compaction and comprised of recent alluvium, including glacial outwash, talus deposits, and stream and river alluvium. Soil depths range from 0-8 feet.<sup>1</sup>

##### **2. VEGETATION**

The site has been excavated as part of its prior use as a sand and gravel mining and processing site. The site is also located in the range of (but is not part of) an existing cattle grazing allotment. These past and on-going uses have removed essentially all vegetation and topsoil from the project site.

##### **3. VIEWSHED**

The entire length of Highway 395 has been designated by the California Department of Transportation (CalTrans) as a Scenic Highway of statewide significance.

The site cannot be seen from most locations to the southeast due to elevation differences. The screening berm, the power lines and the 40' batch plant stack are readily visible from locations to the north and west, which are at higher elevations. The escarpment of the

Sierra Nevada dominates mid- and long-range views from Highway 395. The Mammoth Lakes/Yosemite Airport dominates near-field views to the northeast, and the White Mountains dominate more distant views to the east.

#### **4. LAND USE**

Land uses on the site as of January 2000 include an operating concrete batch plant (Use Permit No. 37-95-03), two Edison high-power transmission lines, and vacant, previously excavated land with a screening berm around portions of the site perimeter. A dogsled concession (with an office building, storage and kennels), also occupies a portion of the site.

#### **H. GENERAL PLAN CONSISTENCY**

Consistency between the Sierra Business Park and relevant goals and policies of the Mono County General Plan is evaluated in Table 1 below. As indicated, the project conforms to all relevant General Plan goals and policies.

<sup>1</sup> Source: Preliminary Soils Report, Feb. 1997.

**Table 1**  
**CONFORMANCE WITH THE GENERAL PLAN**

**VISUAL RESOURCES:**

**Goals and Policies:** “The General Plan emphasizes the importance of the Highway 395 viewshed from Benton Crossing Road to the intersection with SR 203. Significant visual impacts are to be avoided along this designated scenic highway, as demonstrated by visual impact analyses. Mitigation must be provided, via landscaping, screening or other means, to assure compliance with these goals. *Discussion:* *A number of project elements have been suggested by County staff and incorporated by the applicant to minimize visibility from Highway 395. This Specific Plan contains requirements specifically intended to protect the visual integrity of the Highway 395 scenic corridor.*

**Goals and Policies:** The General Plan also encourages the concentration of development in or adjacent to existing communities, and supports the transfer of ownership to accomplish this goal. *Discussion:* *The Sierra Business Park is removed from existing communities, but directly adjacent to the regional airport, which it is expected to support in terms of available services. Efforts to achieve a transfer of ownership have not been successful and the County Board of Supervisors has indicated that the applicant will not be asked to explore this issue any further.*

**INDUSTRIAL DEVELOPMENT:**

**Goals and Policies:** The General Plan recognizes a countywide need for additional industrial land uses for the services provided, for economic growth and for job stability. Long Valley is cited as an area identified for some additional industrial land. *Discussion:* *The proposed Sierra Business Park responds to General Plan policies calling for balanced economic growth and employment development, and is directly responsive to the policy that calls for additional light manufacturing in the Long Valley area.*

**LAND USE COMPATIBILITY:**

**Goals and Policies:** The General Plan requires that land uses around the airport be limited to those that are compatible with airport operations and include proper notification. Additionally, no use may infringe upon the integrity of the airport safety zone or otherwise impact safe air navigation. *Discussion:* *The proposed Sierra Business Park is compatible with the airport and would offer services that directly support airport operations. The project would neither impact the safety of airport operations nor be significantly impacted by those operations due to the industrial nature of the proposed uses.*

**Goals and Policies:** The General Plan identifies resource extraction uses at the project site and recommends the same policy for other existing quarries in the planning area. *Discussion:* *Aggregate resource extraction opportunities at the site have been fully developed and further aggregate extraction is unfeasible. The project application provides for deletion of this General Plan policy as it applies to the project site.*

### **SPECIFIC PLAN DEVELOPMENTS:**

**Goals and Policies:** The Specific Plan designation applies to developments proposed in areas outside of existing communities, on large parcels of land within or adjacent to existing communities, to provide direction for potentially conflicting land uses, and to plan for future land uses in the vicinity of surface mining operations. The Specific Plan requires that conditions of approval govern key issues such as the use of open space, treatment of scenic easements, and habitat preservation. **Discussion:** *This Specific Plan has been prepared to comply with General Plan requirements governing outlying parcels. Conditions of approval have been an integral element of Specific Plan preparation as well as the environmental impact report. Appendix B of this Final EIR summarizes all mitigation measures that must be implemented and monitored.*

### **RESOURCE PRESERVATION:**

**Goals and Policies:** The General Plan requires the protection of critical wildlife habitat through the use of development standards, native vegetation in landscaping, and alternatives or mitigation measures where necessary to assure compliance. **Discussion:** *The biological assessment concluded that project implementation would not have a significant adverse impact on any critical wildlife habitat, including the nearby deer migration corridor or the 3 sage grouse leks in the project vicinity. Additionally, this Specific Plan requires the use, on the PMZ, of native plant species typical of the big sagebrush communities and adapted to the local region. There will be a mix of natives and non-native species on the site interior.*

### **MINING RECLAMATION:**

**Goals and Policies:** The General Plan limits resource extraction to designated zones, and requires submittal of a Reclamation Plan for sites that have been mined. Conditional Use Permits are required for all mining operations to assure public safety. **Discussion:** *Resource extraction has been discontinued at the site due to the lack of significant additional on-site aggregate materials and the availability of superior resources in other locations. However, batch plant operation would continue. A Reclamation Plan has been submitted as part of project documentation. The Reclamation Plan links reclamation to site development, including access, drainage, landscaping, and other improvements required in a Reclamation Plan.*

### **WATER RESOURCE PROTECTION POLICIES:**

**Goals and Policies:** The General Plan mandates the protection of local surface and groundwater resources through required studies, standards, and regulations. **Discussion:** *This Specific Plan and EIR provides studies conducted for the purpose of identifying relevant water protection policies and standards, quantifying project impacts, and developing measures to safeguard the resources in light of project impacts. The proposals incorporate substantial input from the County Health Department and the Lahontan Regional Water Quality Control Board. Please see EIR Sections 5.2 and 5.10, as well as Appendices C and K for a full discussion of the measures proposed for proper design, maintenance and use of the onsite septic and drainage systems.*

**DEVELOPMENT STANDARDS:**

**Goals and Policies:** “The General Plan requires that new developments be served by existing utilities where feasible, and contains strict regulations for the control of toxic substances. It also addresses standards for fire safety and grading ordinance compliance. The General Plan requires compliance with all relevant standards for noise and air quality. *Discussion:* Although the site is about 4 miles from the Town of Mammoth Lakes, communication with the local water and sewer provider indicates that annexation is not feasible (source: Dennis Erdman, General Manager, MCWD, January 27, 2000). This Specific Plan contains requirements for utilities, for the management of toxic substances, for grading, fire safety, noise controls, and for the control of particulate emissions.

## **I. GENERAL PLAN CONSISTENCY**

This Specific Plan is adopted pursuant to regulations contained in the Mono County Zoning Ordinance. It is specifically intended by such adoption that the development standards herein shall regulate all development within Sierra Business Park. In cases of explicit conflict between this Specific Plan and the Mono County General Plan, this Specific Plan shall prevail. Details or issues not specifically covered herein shall be subject to the regulations of the Mono County General Plan.

## **J. REVIEW PROCESS**

### **1. APPROVAL**

Approval of this Specific Plan and all subsequent amendments hereto shall be in accordance with Mono County procedures as set forth in Chapter 19.46 of the Mono County Zoning Ordinance.

### **2. CEQA COMPLIANCE**

This Specific Plan has been prepared for the Sierra Business Park in compliance with CEQA. The Final EIR (SCH #1997032100) contains a Mitigation Implementation and Monitoring Program that has been adopted to mitigate the adverse environmental impacts associated with implementation of this Specific Plan. Mono County is responsible for monitoring and enforcement of the Mitigation Program to assure that all measures are implemented in a timely and effective manner, and is also responsible for enforcement of the regulations contained in this Specific Plan.

## **K. SPECIFIC PLAN CONCEPT**

The development standards and procedures established herein are intended to satisfy the requirements of §19.46 of the Mono County Zoning Ordinance. With adoption of the Sierra Business Park Specific Plan, the development standards and procedures

established herein became the governing zoning regulations for all land uses developed on this site. These standards are also intended to reflect the spirit and intent of the Mono County General Plan and Zoning Ordinance.

The purpose of these standards is to (1) provide for the classification of land uses on the site, (2) define standards for the development of those uses, (3) establish procedures for orderly site development through build-out, (4) protect the public health, safety and welfare of those who work and do business in Sierra Business Park, (5) provide for the progress, well-being, and convenience of the County as a whole, and (6) establish and maintain a level of quality in site development.

## **L. GENERAL REGULATIONS**

### **1. DEFINITION OF TERMS**

Terms used in this Specific Plan shall have the same definition as given in the Mono County General Plan, unless specified otherwise herein.

### **2. CODE CONSISTENCY**

1. The development standards herein shall regulate all development in the Sierra Business Park. In case of a conflict between this Specific Plan and the Mono County General Plan, this Specific Plan shall prevail. In cases where this Specific Plan is silent on an issue of relevance to the project, the Mono County General Plan shall prevail.

2. Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County General Plan, Grading Ordinances, and other adopted ordinances of the County.

3. Construction shall comply with all applicable provisions of the Uniform Building Code and the mechanical, electrical, plumbing and other codes related thereto as administered

by Mono County and other agencies with jurisdiction over the project.

4. Grading plans submitted for Sierra Business Park shall be based on the County Grading Code and shall be accompanied by all geological and soils reports required by the Grading Code.

### 3. AIRPORT NOTIFICATION

No construction activities or alterations that meet the notice criteria of the Code of Federal Regulations<sup>†</sup> shall be permitted without first notifying the FAA of the proposed construction and receiving a determination from the FAA that such construction does not constitute a hazard to air navigation.

### 4. SEVERABILITY

If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

### 5. ALTERNATIVE DEVELOPMENT STANDARDS

No alternative development standards shall be permitted unless such standards are established through an amendment to this Specific Plan.

### 6. DEVELOPMENT FLEXIBILITY

1. All of the lots on the Sierra Business Park Tentative Tract Map may be platted as much as ten percent (10%) above the acreage or square footage shown. Such variances would be subject to review and approval by the Director of Planning, but no amendment to this Specific Plan shall be required for variances that meet these guidelines.

2. Only general boundary alignments and approximate acreage figures are shown in the Tentative Tract Map, Grading Plan and

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<sup>†</sup> For regulated sites outside the boundaries of any airport.

Landscaping and Berm Treatment Plans herein. Adjustments to land use boundaries resulting from final road alignments, the siting of infrastructure facilities, and/or technical refinements to the Specific Plan would not require an amendment to this Specific Plan.

### M. LAND USE PLAN

The Land Use Plan for Sierra Business Park encompasses 36.7 acres of land, including 32.7 acres of industrial lots and 4.0 acres of road right-of-way. Two easements overlay the property. The SCE easement encompasses a total of 3.8 acres of land, and the Perimeter Maintenance Zone easement encompasses 4.7 acres. The easements are integrated into the underlying parcel boundaries.

### N. DEVELOPMENT STANDARDS

#### 1. USES PERMITTED

The following uses are permitted within the Sierra Business Park subject to approval by the Land Development Technical Advisory Committee (LDTAC) and any other applicable development permit.

1. Shipping and delivery.
2. Storage, mini-storage and warehousing for boats, recreational vehicles, automobiles, etc.
3. Janitorial services and supplies.
4. Rental agencies for motorized and non-motorized modes of transport, and service in connection therewith.
5. Rental agencies for snow and yard equipment, and service thereof.
6. Rental agencies for industrial and construction equipment, and service thereof.
7. Wholesale lumberyards and wholesale plumbing supplies.
8. Vehicular repair facilities, paint shops and tire recapping facilities.
9. Wholesale nurseries and garden shops.

10. Warehousing, rental, and service outlets for appliances, computers, components, and other similar products.
11. Commercial recreational facilities, equipment storage, rental and repair.
12. Card-lock gas fueling stations.
13. Research laboratories and facilities.
14. Product development and testing facilities.
15. Tooling and small machine shops.
16. Photo-finishing and photographic processing facilities.
17. Blueprinting, reproduction, printing, copying and photoengraving services.
18. Construction industries including general and specialty contractors and their accessory & incidental office uses.
19. Manufacture and storage of building, construction, and plumbing parts and equipment.
20. Motion picture, video, television and recording studios.
21. Firewood storage provided the facilities are screened from view of motorists on Highway 395.
22. No more than six caretaker units may be allowed in the entire specific plan area. Such units shall be allowed by the Community Development Director upon finding that the units are a bona fide part of the associated business operation and that sewage disposal meets requirements of the Mono County Environmental Health.
23. Maintenance structures & buildings.
24. Landscape services and landscaping materials (e.g., storage of vehicles, earth, clay and similar materials) for sale
25. Dog kennels and pet kennels.
26. Accessory structures or uses that are customarily incidental or necessary to the permitted main uses.
27. Any other similar use that is found by the Planning Commission to be compatible with the purpose and objectives of this Specific Plan.
28. Large-dish antennae and other large-dish devices for transmission or reception of signals.
29. The following uses must be incidental to a permitted use or conditionally permitted use, and occupy no greater than 500sf of floor area, consistent with the prior section. No use may be permitted which, in the judgment of the Director, would have environmental impacts greater than the permitted use.
  - a. Sales agencies for motorized and non-motorized transport vehicles
  - b. Sales agencies for snow and yard equipment
  - c. Sales agencies for industrial and construction equipment
  - d. Retail nurseries and garden shops
  - e. Sales outlets for appliances, computers, components, etc.
  - f. Food services ancillary to the permitted uses.
  - g. Sales of building, construction, and plumbing parts and equipment.

**2. USES PERMITTED SUBJECT TO APPROVAL OF A USE PERMIT BY THE PLANNING COMMISSION**

1. Manufacturing and assembly plants and facilities up to 10,000 square feet (sf).
2. Dry Cleaning facilities.
3. Concrete or asphalt batching plant or similar mixing plant, except that only one such plant shall be permitted in Sierra Business Park at any point in time. Ancillary activities (including storage, stockpiling, distribution and sale of rock, sand, gravel, earth, clay, and similar materials, as well as the ancillary manufacture of concrete products) shall also be permitted, subject to a use permit.
4. Water filtration and processing facilities.
5. Communication systems and facilities (telephone, cable, digital and other).
6. Water and bottled water production and distribution facilities, including pump facilities and water bottling facilities.
7. Electricity and natural gas lines and easements. Power lines may include buried and surface features, and may be sized for local and regional service.

8. Retail lumberyards, retail plumbing supplies and general home improvement centers up to 10,000 sf.

### 3. **SITE DEVELOPMENT STANDARDS**

The following site development standards shall apply:

1. Building Lot Area and Site Coverage: No minimum lot area or site coverage. The maximum site area is the net usable area as indicated in the Land Use Concept, Section M. Site coverage shall not exceed eighty percent (80%) of any building lot.
2. Building Lot Width and Depth: No minimum, and no maximum. However, no lot may be subdivided without an amendment to this Specific Plan.
3. Building Height Limit: No minimum. The maximum building height limit of all flat-roof structures shall be twenty-five (25'). The maximum height of pitched-roof structures on lot 1, and lots 24 through 30 (including the ridge of the roof and all appurtenant structures, unless otherwise required by code) shall be twenty five (25'). On the remaining lots, the maximum height of pitched roof structures shall be thirty (30').

As long as a batch plant is allowed pursuant to a valid use permit, or the present concrete batch plant continues in operation, the maximum height limit for lot 14 shall be forty-feet (40'; i.e., the maximum height of existing structures). At such time as the concrete batch plant operations cease, the maximum height limit for this lot shall be twenty-five (25') for flat-roof structures and appurtenant roof structures and 30' for pitched roof.

4. Building Setbacks:
  - a. Along interior streets, buildings shall be set back a minimum of twenty-feet (20') from the property line,

except that unsupported roofs or architectural elements may project five-feet (5') into the required setback area. No maximum setback.

- b. Adjacent to the exterior property boundary: No buildings or development shall be permitted in the designated PMZ. No maximum setback.
  - c. Rear yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - d. Side yard setbacks shall be a minimum of ten-feet (10'), unless next to the PMZ. The width of the PMZ shall govern. No maximum setback.
  - e. The PMZ varies in width from 20-60.' Structures may have a 0' rear yard or side yard setback from the PMZ, but may not enter into the PMZ.
5. Loading Standards: All loading shall be performed within each lot; no on-street loading shall be permitted. Loading platforms and areas shall be screened from all off-site views from Highway 395.
  6. Trash Storage Areas: All trash storage containers shall be shielded from view of adjacent lots and interior streets by solid fencing not less than five-feet (5') in height and no more than eight-feet (8') in height, and shall be shielded from all off-site views from Highway 395. Trash storage areas shall be designed and maintained to facilitate County compliance with waste load reduction programs. No trash storage area shall be permitted within the PMZ or the street landscape zone.
  7. Mechanical and Electrical Equipment: Exterior components of plumbing, processing, heating, cooling and ventilation systems, and transformers

shall not be visible from any abutting lot, street or highway.

8. Antennas: Dishes, transmitters and antennas shall not be placed higher than fifteen-feet (15') above floor elevation, and shall be screened from view by architecturally compatible landscaped berms, plantings, walls, solid fencing, or a combination of these materials.
9. Grading:
  - a) No grading shall be undertaken prior to the posting of a performance bond in compliance with the County Grading Ordinance.
10. Toxic Material Handling: All toxic materials handling on site, whether by the maintenance association or by individual tenants, shall comply with all relevant laws and regulations governing their use, storage and disposal.
11. Heating Systems: Individual tenants and owners shall be prohibited through deeds of sale or lease agreements from installing wood-burning appliances that do not comply with current standards for control of particulate emissions.
12. Structural Fire Protection: All structures in Sierra Business Park shall comply with current requirements of the Long Valley Fire Protection District for structural fire protection.
13. Site Plan Submittal: Before any building permit is issued for a site in the Sierra Business Park, a Site Plan shall be submitted to and approved by Mono County.
14. Fencing and Screening Requirements:
  - a) Interior Street Screening: Solid fencing in the form of an eight foot (8') high "Verti-Crete" ledge stone wall shall be erected along the interior street front property line. A substitute for Verti-Crete may be approved by the Sierra Business Park Association if found to be similar color/texture/appearance. A landscaping plan approved by the Sierra Business Park Owners Association may be considered a substitute for the Verti-Crete requirement. An eight foot (8') high entrance gate composed of steel, rod iron or wide mesh galvanized chain link with or without dark brown plastic slats shall also be required.
  - b) Between Property Screenings: An 8' high, wide-mesh galvanized chain link with dark brown plastic slats shall be erected. An emergency access gate may be required between properties.
  - c) Solid fencing, in the form of a wall, may be required at the side and rear property lines, subject to review by the LDTAC and shall be eight-feet (8') high. Storage items taller than eight-feet (8') may be visible above solid fencing provided they do not exceed twelve-feet (12') in height.
  - d) Barbed wire shall be permitted in conjunction with the required fencing around the site perimeter (i.e., exterior side of the PMZ).
  - e) No fencing shall be permitted in the ten-foot (10') street landscaping zone or the PMZ (except for the existing barbed wire fencing on the site perimeter).
  - f) Storage is anything placed outdoors and outside of a building that is not a private vehicle for employee or customer transportation; cars, trucks, and vehicles that stay onsite after hours, machinery, tools, items for rent, materials and items for sale are examples of storage items.
  - g) Storage and associated fencing shall not occur within the PMZ or the Street Landscape area.
15. Drainage: Drainage shall be retained on site. The requirements of this section must be completed prior to any use of property

- a) All vehicle access, parking and equipment storage areas shall be paved<sup>‡</sup>
- b) Drywells shall be required on all lots. A grading permit shall be required from the Mono County Department of Public Works for all drywells and on-site retention shall be engineered for maximum lot coverage.
- c) Oil water separators devices shall be required for all drywells.

#### 4. LANDSCAPING, SCREENING AND OPEN SPACE STANDARDS

- 1. Plant Materials: Landscaping is intended to maintain a sense of continuity with the surrounding lands and to minimize the visual intrusion of Sierra Business Park into the state-designated scenic corridor along Highway 395. The open space area of Sierra Business Park shall be known as the Perimeter Maintenance Zone (PMZ), as shown on the Tentative Tract Map.

A different landscaping plant palette shall be provided for the street landscaping zone, which is encouraged to include but is not limited to a variety of native plants. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the street palette.

- 2. Perimeter Maintenance Zone and Berm:
  - a. The Sierra Business Park Specific Plan site shall be enclosed by a PMZ around the entire site, broken only at the entry access from Highway 395.
  - b. The PMZ berm shall be constructed of landscaped earthen materials with undulant external contours. Except for the SCE right-of-way, the berm height along the western PMZ shall average 7,122' elevation but not less than 7,120'.
  - c. All landscaping within the PMZ shall consist of native plant

materials typical of big sagebrush communities and adapted to the region, or as approved by the community development director to achieve adequate screening. Trees shall be included along the northern and western PMZ and along the frontage of lots 1 and 2. Where landscaping is derived from seedlings, the seedlings shall be genetically compatible with local plant stock.

- d. A detailed landscape plan for the PMZ shall be prepared and submitted to the Planning Department for approval consistent with the Reclamation Plan.
- 3. Landscaping of Lots and Along the Interior Street: A ten-foot (10') landscaping strip will be planted by the applicant along the length of all properties contiguous to the interior street. One landscaping plant palette shall be provided for the street landscaping zone, and a different palette shall be provided for the remainder of the site. The maintenance association shall maintain the landscape strip. Extension of site landscaping from the street landscaping zone to the face of buildings or edge of parking areas is encouraged. Landscaping of the street landscape zone and the lots is encouraged to include, but is not limited to, a variety of native plants and plants that resemble native plants in color, texture and form. Non-native plants that are water-intensive, maintenance-intensive or invasive may not be included in the lot plantings or street palette.
- 4. Landscape Irrigation: A temporary irrigation system shall be provided for irrigation of the PMZ and retained until the County finds that supplemental irrigation is no longer required to maintain plant viability.
- 5. Landscape Maintenance: All landscaping shall be maintained in a neat, clean, and healthy condition. This shall include

proper pruning, mowing, weeding, litter removal, fertilizing, replacement, and irrigation as needed.

## 5. DESIGN STANDARDS

The following design standards are intended to assure quality architecture that reflects a non-intrusive and pleasing style, quality materials, and professional workmanship. A key objective is to minimize the visual presence of the development from all off-site locations. Consistent with this goal, building masses are to be simple in form and strong in geometry.

## 6. BUILDING MATERIALS AND COLORS

No polished or mirror-reflective finishes or paints shall be permitted in Sierra Business Park. All exterior building materials and colors in Sierra Business Park are intended to coordinate with colors found in the surrounding landscape.

1. Exterior Roofing Materials and Colors: All exterior roofing materials shall consist of the following materials and colors. It is anticipated that the application would typically be sloped; if flat, colors shall be coordinated.

\*a. Composition Shingle

- Brown (Elk Prestique Series – Weatheredwood, or equivalent)
- Dark Green (Elk Prestique Series - Balsam Forest, or equivalent)
- Dark Gray (Elk Prestique Series – Sablewood, or equivalent)

\*b. Metal

- Dark Brown (ASC Building Products - Classic Brown, or equivalent)
- Chestnut (ASC Building Products - Chestnut Brown, or equivalent)
- Brown (ASC Building Products - Weathered Copper, or equivalent)

- Dark Green (ASC Building Products - Forest Green, or equivalent)
- Dark Gray (ASC Building Products - Slate Gray, or equivalent)

- c. Other: Paint or finish to coordinate with colors above.

2. Exterior Wall Materials and Colors: All exterior walls shall consist of the following materials and primary field colors.

a. Concrete

- Natural Gray

b. Split-Face Block

- Gray (Basalite, Sparks – natural gray)
- Tan (Basalite, Dixon – D345, no substitutions)

c. Rock

- Any natural rock, shaped or irregular

d. Wood Siding

- Any type with “natural cedar” tint

e. Metal Siding

- Gray (Metal Sales – Ash Gray [25])
- Taupe (Metal Sales – Taupe [74])
- Light Bronze (Western Metal – Antique Bronze)
- Natural Rust (CorTen, aged)

3. Exterior Trim and Accents: Exterior trim and accent features shall be permitted on only very limited areas of each building (not to exceed 10% of total exterior area) and shall consist of the following materials and colors:

a. Smooth block

- Any color

b. Split-Face Block

- Any color

c. Rock

- Any natural rock

d. Wood

- Natural logs, any finish
- Milled wood, clear or solid finish and choice of color

e. Metal

- Any compatible color

\* Minor modification by Planning Director, 10/20/04

5. Security Fencing: Open fencing, for security fencing only, shall be limited to the following materials and colors:
  - a. Metal
    - Simple chain link
6. Other Provisions:
  - a. The Mono County Community Development Director may approve materials and colors not listed herein, provided such materials and colors are consistent with the design standards above.
  - b. Exterior building materials that are prohibited in Sierra Business Park include asphalt shingles, glass (other than for windows), wood shingles, vinyl siding, imitation wood siding, stucco, and anything not specifically stated as being included.

## 7. SIGN STANDARDS

1. Signs: Permitted freestanding signs shall include one main project identification sign and one directory sign. In addition, one lot monument sign shall be permitted on each lot.
  - a. All freestanding signs shall be maintained in good operating condition and appearance.
  - b. The project developer shall be responsible for construction of the main project identification sign and the directory sign.
  - c. Maintenance and repair of the main identification and directory signs shall be the responsibility of an association to be formed pursuant to the CC&Rs for each lot on the site.
2. Main Project Identification Sign: The main project identification sign shall be located within the PMZ, adjacent to the project entry on the northern site boundary and readily visible from Highway 395, as shown on the Tentative Tract Map. The main project identification sign shall be as shown in

Exhibits 6 and 7, and shall conform to the following standards:

- a. Maximum Height: Eight-Feet (8')
  - b. Maximum Width: Eight-Feet (8')
  - c. Maximum Depth: Two-Feet (2') for each side of the V-shaped sign (see Exhibit 7).
  - d. Colors and Materials: As identified in the Design Guidelines.
  - e. Minimum Distance from Highway 395 Right-of-Way: Ten-Feet (10')
  - f. Minimum Distance from the Project Access Road: Ten-Feet (10')
  - g. Illumination of this sign shall be prohibited.
  - h. The main project identification sign shall not be located on the PMZ berm.
3. Project Directory Sign: The directory sign shall be located in the site interior, adjacent to the main access road, as shown on the Tentative Tract Map. The directory sign shall be as shown in Exhibit 8, and shall conform to the following standards:
    - a. Maximum Height: Eight-Feet (8')
    - b. Maximum Width: Three-Feet (3')
    - c. Maximum Depth: One-Foot (1')
    - d. Colors and Materials: As identified in the Design Guidelines.
    - e. Location Relative to Interior Road: Within the Right-of-Way
    - f. Illumination of this sign shall be prohibited.
  4. Concrete Lot Monument Signs: One lot monument sign shall be permitted on each lot to identify the business complex thereon. The lot monument signs shall be located by the driveway at the street and shall be uniform in scale, design and color. Lot monument signs shall include a reflective lot number and a defined area for the attachment of one custom wood building identification sign.

These signs are intended to identify the occupant(s) or building name, and may not be used to list specific services or products. All lot identification signs shall

be maintained in good condition and appearance. All lot identification signs shall be as shown in Exhibit 9, and shall conform to the following standards:

- a. Maximum Height: Thirty inches (30")
- b. Maximum Length: Four-Feet (4')
- c. Maximum Depth: Twenty-four inches (24")
- d. Colors and Materials: As identified in the Design Guidelines.
- e. Illumination of this sign shall be prohibited.
- f. Maintenance and repair of the lot identification signs shall be the responsibility of the lot owner.

It shall be at the sole discretion of the developer whether to construct any or all of the lot identification signs.

5. Building Identification Signs: Building identification signs shall be allowed as permitted by the IP (Industrial Park) Zoning District, §19.35 of the Mono County Zoning Ordinance, except that no monument or freestanding building identification signs or lighted signs shall be permitted. In addition, signing permitted by the IP Zoning District shall be confined to a signage "envelope" on one building per lot, defined as follows:
  - a. The signage envelope shall face the interior street and may occur on only one side of one building, on each lot.
  - b. The signage envelope shall be a horizontal area four-feet (4') high. The top of the envelope shall be no higher than fourteen-feet (14') above the finished floor elevation and no lower than ten-feet (10') above the finished floor elevation of the building upon which it is located. The envelope may extend the entire width of the building upon which it is located.
  - c. The signage envelope may be interrupted by architectural features.
  - d. Building identification signs shall be mounted on the building within the sign envelope area oriented to the

interior street, and complementary in scale, design and color to the building it identifies.

- e. All building identification signs shall be maintained in good condition and appearance. Maintenance and repair of the building identification signs shall be the responsibility of the lot owner/tenant.
6. Temporary Signs: Temporary outdoor signs shall conform to §19.35 of the Zoning Ordinance (pertaining to the IP Zoning District).
7. Other Signs: All other signage shall be minimized, uniform, concise and subtle and shall be strictly limited to unit numbers, door placards, directional, cautionary and handicap signs at their specific points of use.
8. Signs Prohibited: The following signs shall be prohibited within Sierra Business Park.
  - a. Time/Temperature signs.
  - b. Freestanding signs, except as provided in these standards.
  - c. Temporary or permanent advertising devices or displays.
  - d. Rotating, revolving, scintillating, flashing or moving signs.
  - e. Signs that project vertically or horizontally from the building face, except as provided herein.
  - f. Any banner or device designed to wave, flap, rotate or move with the wind.
  - g. Any other signs or components not specifically included in the above descriptions of building identification signs or temporary signs.

## 8. LIGHTING STANDARDS

- a. Exterior lighting in Sierra Business Park is to be held to the minimum required to assure public safety.
- b. The source of lighting must be concealed on all exterior lighting.

- c. All lighting, interior and exterior, must be designed to confine light rays to the premises of Sierra Business Park. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street, highway, sidewalk, adjacent lot or land area, or to project upwards into the airspace above the Sierra Business Park site.
- d. All lighting shall emit a light of constant intensity.
- e. All exterior lighting fixtures shall be of uniform design and materials, and painted a non-reflective color that conforms to the Design Guidelines herein and blends with the surrounding environment.
- f. All exterior lighting shall feature low-intensity lighting.

## **9. STREET AND PARKING STANDARDS**

- 1. Primary Interior Street
  - a. The interior street serving Sierra Business Park shall have a sixty-foot (60') overall right-of-way.
  - b. Two travel lanes shall be provided, with one lane for each travel direction. Each of the two lanes shall have a minimum width of eighteen-feet (18').
  - c. The interior road shall be a minimum thickness of 0.25' asphalt concrete, with four-inches (4") of Class-2 aggregate base, to accommodate a minimum Traffic Index of 8.5.
  - d. Interior road slopes shall not exceed a six percent (6%) grade.
- 2. Parking Standards
  - a. Off-street parking shall be provided pursuant to Land Use Element Chapter 06.
  - b. Snow storage shall be provided on site and shall be equal to 25% of the area from which the snow is to be removed (i.e. parking and access/roads areas).

## **O. MAINTENANCE, OPERATION AND ENFORCEMENT**

All maintenance, operations and enforcement requirements and responsibilities within Sierra Business Park shall be handled through an association formed in keeping with the CC&Rs for each site lot.

## **P. PROCESSING PROCEDURES**

### **1. AMENDMENT**

- 1. The project developer, or the owner or owners of 50% or more of the lots in Sierra Business Park, may initiate an amendment to this Specific Plan.
- 2. Any amendment to the Specific Plan shall be in accordance with California Government Code §§65500-65507, and Mono County Code §19.46.
- 3. Any amendment to this Specific Plan must comply with requirements of CEQA as appropriate.
- 4. The Board of Supervisors of Mono County may initiate an amendment to this Specific Plan.
- 5. Modifications to the subdivision plan after approval of the Tentative Tract Map shall be in accordance with the California Subdivision Map Act and Mono County procedures for implementation of the Map Act.

### **2. MINOR MODIFICATIONS**

- a. Minor modifications to the proposed subdivision plan, such as lot mergers and divisions, shall not require an amendment to this Specific Plan provided the Mono County Planning Director finds that the modification is consistent with the general nature and intent of this Plan.

## **Q. FINANCING**

All costs associated with implementation of the Sierra Business Park Specific Plan would be privately financed. No public

funds are sought for implementation of the project.

Note: All Specific Plan maps are available in the Mono County Planning Department, Mammoth Lakes or Bridgeport, California.

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\* Amendment #1, 11/13/0





RECEIVED  
MAY 02 2014  
MONO COUNTY  
Community Development

**From:** [Susan Balint](#)  
**To:** [Nick Criss](#) ; [Courtney Weiche](#)  
**Cc:** [Lance Bauer](#)  
**Sent:** Thursday, May 01, 2014 10:52 AM  
**Subject:** SBPOA Specific Plan comment - Public Hearing

Courtney & Nick:

Lance Bauer, owner of a SBP lot #5, CFO of the SBPOA and one of the Board of Directors asked me to email you on his behalf to express a concern about a particular allowed use in the Specific Plan that he would like removed. It is unlikely that he will be able to attend the Public Hearing on May 8th and wishes this email to serve as his Public Hearing comments.

Page 13, (d) states, "Barbed wire shall be permitted in conjunction with the required fencing around the site perimeter (i.e. exterior side of the PMZ.)

Lance was unaware that this or any type of razor wire was allowed. If it was discussed at any of the workshops jointly held between the County and the SBPOA Board, it was not brought up when he was in attendance. Likewise, it was never discussed in any of the SBPOA Board meetings and never shows up in any of the Board minutes.

His belief is that barbed or razor wire of any type should not be allowed anywhere in the Park as an extension or replacement for any lot fencing or gates. He feels it is dangerous both to humans and animals. Because the Sierra Business Park is in a noted deer migration corridor, he is especially surprised that this was allowed in the Specific Plan and suspects that the California Department of Fish and Game are unaware of this permitted use. He feels that with the allowed heights of all property fencing and with the knowledge of the deer migration routes in and around or through the Park property that this is an exceptionally irresponsible allowed use.

He is asking for Staff and the Planning Commission to remove this section or to rewrite the section to indicate that barbed wire or razor wire of any type is expressly prohibited in any fencing or gating in the Sierra Business Park and that if it is being stored by any business that it must be stored in a secure enclosed location so as not to produce any risk to animals or humans. Please consider this as his formal comment for the public hearings.

You can confirm that this email represents his views by calling him at 760/559-3274, or I can email to you the email thread that contains his approval of the above narrative.

Susan Balint  
For  
Lance Bauer  
SBP Lot Owner  
SBPOA CFO  
Director on the SBPOA Board  
P.O. Box 1252  
Mammoth Lakes, CA 93546  
760/559-3274

# Mono County Community Development Department

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

## Planning Division

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

May 8, 2014

To: Mono County Planning Commission  
From: Gerry Le Francois, Principal Planner  
Re: Expanded Home Occupation 14-001 / Draper

### RECOMMENDATION

It is recommended the Planning Commission take the following actions:

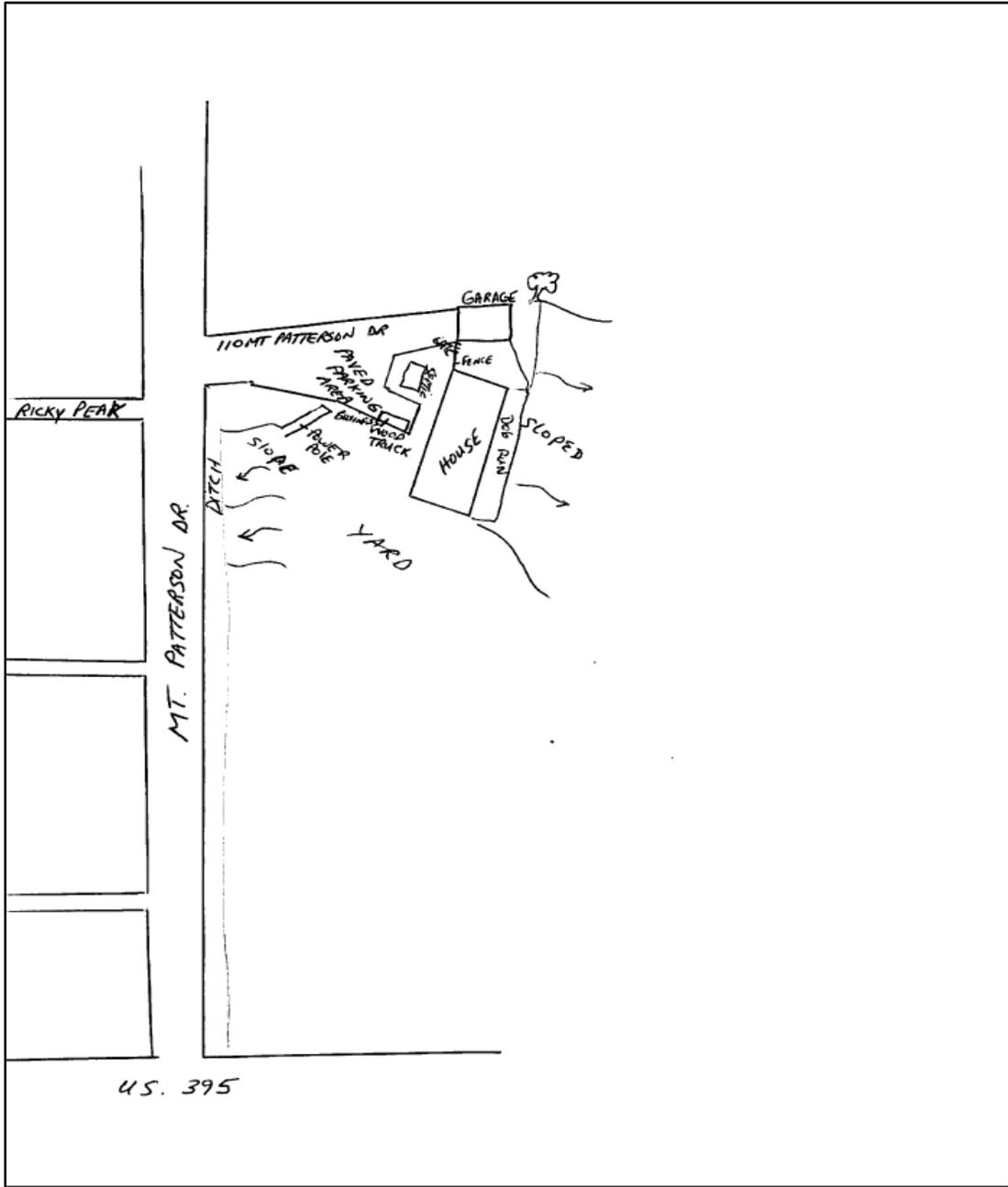
1. Open the Public Hearing and take any testimony; and
2. Continue the hearing to a future date at the request of the applicant.

### PROJECT

Owner Lafe Draper proposes to cut, split, and deliver firewood as needed to buyers from his residence. The owner is the sole employee, and on-site wood storage would be limited to a few cords of firewood. Business would be conducted as needed, but may operate several days a week. The property (APN 011-040-029) is approximately 1.3 acres located at 110 Mt. Patterson Drive, Bridgeport, and has a land use designation of Estate Residential (ER).



FIGURE 1: Project Site Plan



# Mono County Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
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May 8, 2014

**To:** Planning Commission  
**From:** Brent Calloway, Associate Analyst  
**Subject:** General Plan Amendment 14-001 / Housing Element Update

## **RECOMMENDED ACTION**

Adopt Resolution R14-03, recommending adoption of Addendum 14-001 to the Mono County General Plan Environmental Impact Report (EIR), and recommending adoption of General Plan Amendment 14-03 to the Mono County Board of Supervisors.

## **BACKGROUND**

State law mandates that the County conduct a comprehensive update of the Housing Element every five years and, accordingly, a comprehensive update to the 2009 Housing Element has been completed. State law also requires that the draft update be approved by the State, and accordingly the draft was submitted to the California Department of Housing and Community Development (HCD) on March 28, 2014. After consultation with HCD staff, additional revisions were sent April 11, and on April 16, Mono County received notification that the draft update is in compliance with HCD requirements.

The draft update process included initial coordination with Town of Mammoth Lakes and HCD staff of the Regional Housing Need Allocation for the region, outreach to the public throughout the county via Regional Planning Advisory Committee (RPAC) workshops, a presentation before the Collaborative Planning Team, several workshops with the Planning Commission, Housing Authority and Board of Supervisors as well as outreach to organizations that represent lower-income and special-needs households. The public participation process is intended to be a continuous process, with annual workshops at the Housing Authority and RPAC workshops as needed. The Community Development Department will provide HCD with an annual progress report of the element including any a summary of continuous public participation opportunities.

The Housing Element has been made available on the County website and at county offices, and the Planning Commission hearing has been published in the local newspaper in accordance with state requirements. Once adopted by the Board of Supervisors, the final element must be resubmitted to the State of California.

The following is a summary of the draft update:

1. Formatting was removed in preparation of Digital General Plan, part of the county comprehensive General Plan Update. Although a printed copy of the draft element is included in this attached, the document is no longer optimized for 8.5x11 page size, and is best viewed online within a web viewer such as Microsoft Word Web Layout.
2. 2010 Census data and other recently available data sources used to update demographics and housing conditions statistics.

3. The Regional Housing Need Allocation was reduced from 292 units for the prior planning period to 46 total units for the 2014-2019 planning period.
4. The Environmental Constraints analysis was reviewed and revised with very minor technical updates.
5. The vacant sites inventory was updated. Only June Lake and Bridgeport are included in parcel analysis, with Specific Plans in the Lee Vining and June Lake areas that were not included in the parcel analysis were referenced separately. New maps were added.
6. The Land use controls were updated to reflect recent changes (accessory dwelling units, transient rental overlay districts) and clarified to meet state law (Transitional/Supportive housing)
7. Governmental and Non-Governmental Constraints were updated (fees, permitting process, codes, land and construction costs)
8. The progress and effectiveness was evaluated, and adjustments made as necessary for all 63 current programs.
9. The Summary and Key Findings sections were updated.
10. Comments from RPAC workshops were incorporated. A continuous public participation process was identified.
11. The updated housing program includes 62 programs, and specific actions for the current planning period were detailed for each program. Program language was revised slightly based upon current progress and economic conditions, RPAC and public outreach input, and to meet state law regarding persons with disabilities and permitting requirements.

### **ENVIRONMENTAL COMPLIANCE**

The impacts of the proposed project will not result in a substantive change to the number of significant effects, severity of effects, or the feasibility and/or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR. Under these circumstances, the California Environmental Quality Act (CEQA) permits an addendum to the EIR, and an Addendum to the General Plan EIR has been prepared for this project.

### **ATTACHMENTS**

- Resolution R14-03
- Addendum 14-01 to the Mono County General Plan EIR
- Draft 2014 Housing Element
- HCD Compliance Letter



**RESOLUTION R14-03**

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION  
RECOMMENDING BOARD OF SUPERVISORS' ADOPTION OF THE  
2014 HOUSING ELEMENT UPDATE (GENERAL PLAN AMENDMENT 14-001)**

**WHEREAS**, Mono County adopted a comprehensive Housing Element consistent with state law in 2009; and

**WHEREAS**, in accordance with state law, an update to the 2009 Housing Element has been prepared in consultation with the State Department of Housing and Community Development, utilizing assistance provided to "Frontier Counties"; and

**WHEREAS**, in accordance with state law and the Mono County General Plan, the update has been reviewed by the Mono County Planning Commission at a duly noticed and advertised public hearing May 8, 2014; and

**WHEREAS**, in accordance with the California Environmental Quality Act and CEQA Guidelines Section 15164, a 2014 Addendum to the final Environmental Impact Report for the General Plan Land Use Element Update certified Nov. 14, 2000, has been prepared.

**NOW, THEREFORE, BE IT RESOLVED** that the Mono County Planning Commission recommends that the Board of Supervisors take the following actions:

- 1) In conformance with CEQA Guidelines Section 15164, adopt the 2014 Addendum to the EIR certified Nov. 14, 2000, for the Mono County General Plan Land Use Element Update;
- 2) Pursuant to the Mono County General Plan find that the Housing Element Update is consistent with the Mono County General Plan; and
- 3) Adopt the 2014 Housing Element Update to the General Plan.

**APPROVED AND ADOPTED** this 8<sup>th</sup> day of May 2014, by the following vote of the Planning Commission, County of Mono:

**AYES** :  
**NOES** :  
**ABSENT** :  
**ABSTAIN** :

MONO COUNTY PLANNING COMMISSION

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Mary Pipersky, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
C.D. Ritter, Secretary

\_\_\_\_\_  
Stacey Simon, Assistant County Counsel

**Mono County Housing Element  
Update 2014**

**Environmental Impact Report (EIR)  
Addendum**

**May 2014**

**Mono County Community Development Department**



## I. INTRODUCTION

The proposed project is the adoption of an update for the Mono County Housing Element. An addendum to the Mono County General Plan Final Environmental Impact Report (SCH# 91032012) is proposed for this project as allowed by Section 15164 (a) of the CEQA Guidelines:

- "(a) The Lead Agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15164 (a) of the CEQA Guidelines allows a lead agency to prepare an addendum to an EIR if only minor technical changes or additions are necessary or none of the conditions in Section 15162 calling for the preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines require the preparation of a subsequent EIR for a project when an EIR has been certified for that project when the lead agency determines, on the basis of substantial evidence in the record, that one or more of the following has occurred:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## II. PROJECT DESCRIPTION

The project is the 2014 update of the Mono County Housing Element. California State Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need, and requires the Housing Element to be updated every 5 years. The Housing Element contains policies and programs to provide opportunities for housing development for all income groups, without unreasonable constraints on that development.

The current update involves updates of demographic and economic information from the 2010 census contained in the Housing Element, an analysis of current housing needs for various special populations, an update of resources and constraints to the development of housing in Mono County, and a discussion of the progress made in implementing programs in the element since the last update in 2009. The Housing Program, which contains policies and programs to direct the development of housing in Mono County, was updated based on the results of the Progress Report.

## III. DECISION NOT TO PREPARE A SUBSEQUENT EIR

The CEQA Guidelines require the preparation of a subsequent EIR if one or more of several conditions are met; an addendum is required if none of the conditions requiring a subsequent EIR has occurred but minor changes are necessary to the original EIR. The decision not to prepare a subsequent EIR for the adoption of the Mono County Housing Element Update was based on an analysis of the conditions requiring a subsequent EIR and the determination that none of those conditions applied to this project, i.e.:

- (1) There are no substantial changes in the policies or programs in the Housing Element that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*The policies and programs in the 2014 Update of the Mono County Housing Element are essentially the same policies and programs contained in the existing Housing Element. There have been no changes at the policy level and only minor changes at the program level to delete programs that have been accomplished, to clarify the intent of existing programs, or to reflect changes in economic conditions in the county. Implementation strategies for programs have also been updated to reflect the establishment of the Mono County Housing Authority.*

- (2) There are no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*As discussed previously, proposed changes to the Housing Element are minor. There have been no policy changes; the same types of housing are proposed in the same areas with the same development standards. Proposed changes occur in the programs and focus primarily on implementing those programs and, in some cases, clarifying the intent of existing programs and how to implement the program.*

- (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR;  
or  
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; or

*As discussed previously, the proposed update does not involve substantial changes in the housing policies or programs for Mono County. The same types of housing are proposed in the same areas with many of the same development standards. Proposed changes in the update are minor including deleting programs that have been accomplished in the interim since the existing Housing Element was updated, clarifying the intent of existing programs, or reflecting changes in economic conditions in the county. Implementation strategies for programs have also been updated to reflect the establishment of the Mono County Housing Authority.*

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

*As discussed previously, the update does not involve changes for many of the Housing Elements policies and programs and, for those that do involve change, the proposed changes are minor.*

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

*As discussed previously, the update involves few changes to Housing Elements policies and programs and, for those amended, the proposed changes are minor.*

# Mono County

## DRAFT 2014 Housing Element Update

## 1. INTRODUCTION

In response to California's critical housing needs, the Legislature enacted housing element law with the goal of providing adequate and safe housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the state's primary market-based strategy to increase housing supply. The law recognizes the most critical decisions regarding housing development occur at the local level within the context of the General Plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated every five years. The Housing Element is also subject to mandatory review by the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the state's housing goals.

### **PUBLIC PARTICIPATION PROCESS**

The initial draft of the 2014 Housing Element Update was prepared by the Mono County Community Development Department. Housing issues and concerns for the unincorporated area were identified through ongoing discussions with the County's nine community and Regional Planning Advisory Committees (RPACs), which include a variety of local residents and local representatives from local, state, and federal agencies. Based on comments received at those meetings, the existing Housing Element Policies were reviewed for consistency with community comments. Comments from those meetings are included in the summary of conclusions section and have been addressed throughout the element.

Attempts were made to contact Hispanic community directly through the RPACs but there are currently no Hispanic groups active in the County.

The Collaborative Planning Team also reviewed the County's housing policies. The Collaborative Planning Team is a multi-agency planning team, consisting of local, state, and federal agencies, which focuses on a variety of planning and resource use issues in the Eastern Sierra. Members include Mono County, the Town of Mammoth Lakes, the Bureau of Land Management, the Lahontan Regional Water Quality Control Board, the California Department of Fish and Game, Caltrans, the Los Angeles Department of Water and Power, the Inyo National Forest, the Humboldt-Toiyabe National Forest, the Benton Paiute Reservation, and the Bridgeport Indian Colony.

The draft update will be circulated to local agencies and organizations that provide housing-related services in the County, including:

Inyo Mono Area Agency on Aging (IMAAA), Bishop, California;  
Inyo Mono Advocates for Community Action (IMACA), Bishop, California;  
Inyo Mono Association for the Handicapped (IMAH), Bishop, California;  
Kern Regional Center, Bishop, California;  
Mammoth Lakes Housing, Mammoth Lakes, California; and  
Mono County Department of Social Services, Bridgeport, California.

Notice of the availability of the draft will also provided through publication in the local newspaper and by posting at County offices and public libraries.

Both the Mono County Housing Authority and the Planning Commission have held public workshops to address housing issues and policies. After completion of the public participation and HCD review process, The Mono County Planning Commission will hold a public hearing on the Draft 2014 Housing Element Update, and the Board of Supervisors will be hold a final adoption hearing pending recommendation of the Planning Commission.

#### **CONSISTENCY WITH THE GENERAL PLAN**

Development in Mono County is affected by policies in the County's General Plan, by standards in the Mono County Land Development Regulations, by land use requirements imposed by other agencies, and by requirements of the Subdivision Map Act and the County's Subdivision Ordinance. The County's General Plan serves as a comprehensive, long-range plan for the development of the area. The location of housing is determined primarily by policies contained in the Land Use Element, which establish the amount and distribution of various land uses throughout the County. The Land Use Element also specifies the maximum allowable density for each residential General Plan designation.

In conformance with state law, the Mono County General Plan has been written to be internally consistent; the goals, objectives and policies of each element are intended to be consistent with those in other elements. The 2014 Housing Element Update was reviewed for consistency with the Land Use Element to determine if adequate sites are provided to allow for housing for all economic segments of the community. The Land Use Inventory shows that Mono County has more than adequate acreage to accommodate the housing needs projected by HCD in the Regional Housing Needs Plan prepared for the County.

The Housing Element was also reviewed for consistency with the Circulation and Conservation/Open Space Elements of the General Plan. In Mono County, the circulation system is well established, and there is little traffic congestion. When congestion does occur, it is not the result of residents' commuting, but of recreational traffic at peak use periods or special events, combined with local use. Although the existing circulation system is generally adequate

to provide for additional housing, the Circulation Element provides for improvements to the local transportation system that will allow for the continued development of housing.

Since 94 percent of the land in Mono County is publicly owned, and 90 percent is federally owned, much of Mono County remains open space. As a result, the provision of open space as a part of developed residential areas is not a particular concern in the County. Policies in both the Conservation/Open Space Element and the Land Use Element focus future development in existing community areas, providing additional open-space protection.

General Plan consistency for all elements, including the Housing Element, will be maintained through required annual progress reports that address comments and issues identified through the County's ongoing public participation processes, such as Regional Planning Advisory Committee (RPAC) meetings.

## 2. HOUSING NEEDS

### BACKGROUND

#### **AREA PROFILE**

Mono County is located on the eastern side of the Sierra Nevada mountain range and is bordered to the east by the state of Nevada. Approximately 94 percent of the County's 3,103 square miles is publicly owned; as a result, tourism and recreation-oriented enterprises are the primary economic activity in the County. The major population center, and the County's only incorporated area, is the town of Mammoth Lakes. The remainder of the County's residents are scattered in small communities throughout the County.

Communities in the County include: Topaz, Coleville and Walker in the Antelope Valley; Bridgeport, the County seat, in the Bridgeport Valley; Mono City and Lee Vining in the Mono Basin; June Lake in the June Lake Loop; Long Valley, McGee Creek, Crowley Lake, Aspen Springs and Sunny Slopes in Long Valley; Swall Meadows and Paradise in the Wheeler Crest area; and Chalfant, Hammil and Benton in the Tri-Valley.

#### **SOURCES FOR DEMOGRAPHIC & HOUSING DATA**

The majority of the demographic and housing data in the following sections are from the U.S. Census 2010. The census data presented here are a synopsis of the data available from Census 2010. Complete census files can be found at <http://factfinder.census.gov>. Additional demographic and economic information was obtained from the California Department of Finance ([www.dof.ca.gov](http://www.dof.ca.gov)), HCD, and the Mono County IT department.

#### **CENSUS 2010**

The 2010 census went to great efforts to reach every individual housing unit, however the census did not include the "long form" that in past census' has provided much of the detailed demographic information. Starting in 2005, an annual survey, the American Community Survey (ACS), has been sent to a small sample population and replaced the traditional long form format. While promising to deliver much more accurate and timely demographic information in the future, due to the small population size of our communities, there is currently a large amount of error in the ACS data. This error will decrease over time, but portions of the 2010 ACS data are

too unreliable and in this document, the 2000 census figures are retained when error in the 2010 ACS is assumed to be high.

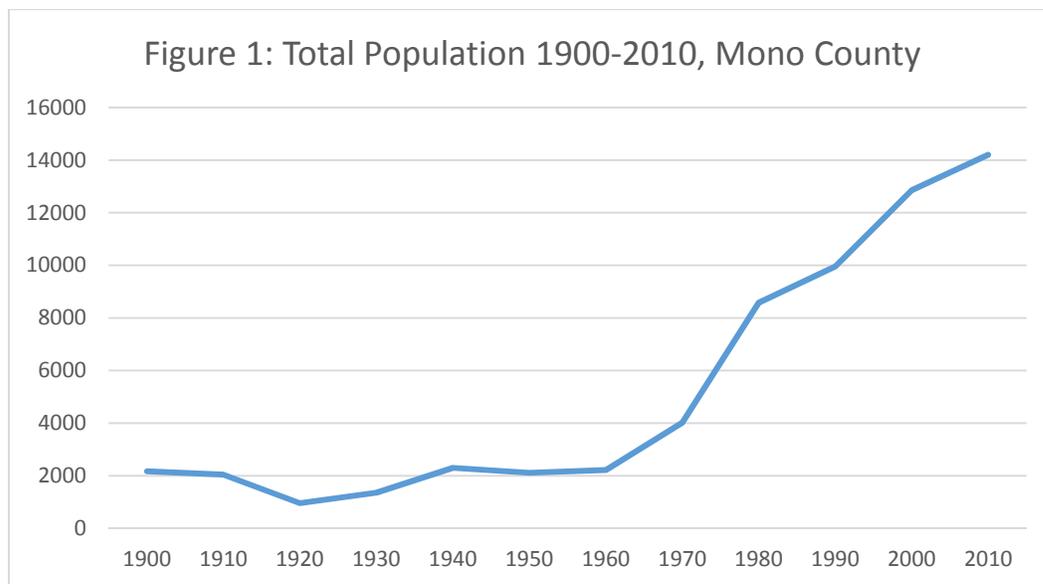
Census Designated Place (CDP) A CDP is a concentration of population identified by the Census Bureau for statistical purposes. 89.3% of the population in the unincorporated county lives within one of the 15 CDPs identified in Mono County and therefore the CDP has replaced the use of census tracts/blocks for general demographic analysis.

## EXISTING NEEDS

### POPULATION CHARACTERISTICS

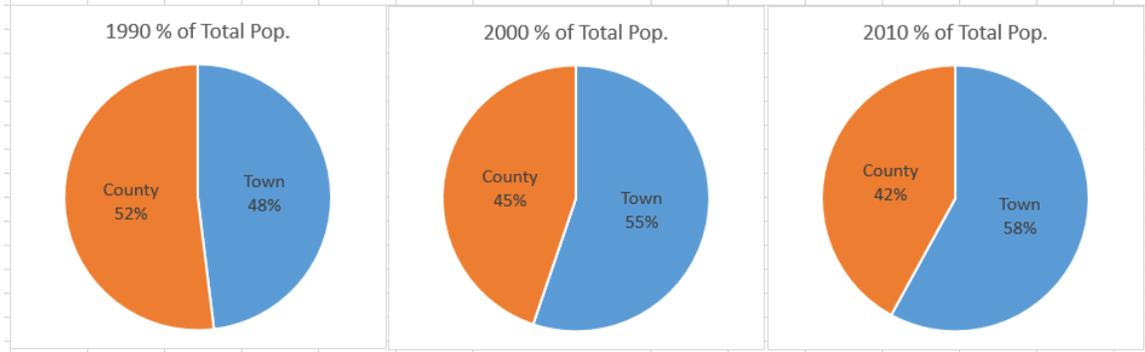
#### POPULATION GROWTH

Population growth trends in Mono County and its only incorporated city, the Town of Mammoth Lakes, continue a long-term trend of steady growth that began around 1960 (Figure 1). The highest rate of growth occurred in the 1970s and 1990s. In the 1990s, the percentage of the County's total population living in the Town of Mammoth Lakes increased from 48 percent of the total population in 1990 to a majority 55 percent in 2000 and again increased up to 58 percent in 2010 (Figure 2). The California Department of Finance projects a modest population increase rate of .7% per year through 2013 (Table 1).



Source US Census

Figure 2: Town/County % of Total Population 1990-2010



Source: US Census

**Table 1. Population Trend, Unincorporated County**

Year	Population	% Change	Annual %
1980	4460		
1990	5171	15.9	1.6
2000	5759	11.4	1.1
2010	5968	3.6	0.4
2011	6103	2.2	2.2
2012	6144	0.7	0.7
2013	6186	0.7	0.7

Source: US Census, CA Dept. of Finance

Table 1.2 Population by CDP, 2010

	Total Population	% of Countywide Population	% of Countywide - Town	% of CDP Population
Countywide	14,202	100.0%		
Mammoth Lakes	8,234	58.0%		
Countywide -Town	5,968	42.0%	100.0%	
<i>Mono County CDPs</i>				
Crowley Lake	875	6.2%	14.7%	16.4%

Walker	721	5.1%	12.1%	13.5%
Chalfant	651	4.6%	10.9%	12.2%
June Lake	629	4.4%	10.5%	11.8%
Bridgeport	575	4.0%	9.6%	10.8%
Coleville	495	3.5%	8.3%	9.3%
Benton	280	2.0%	4.7%	5.3%
Lee Vining	222	1.6%	3.7%	4.2%
Swall Meadows	220	1.5%	3.7%	4.1%
Sunny Slopes	182	1.3%	3.0%	3.4%
Mono City	172	1.2%	2.9%	3.2%
Paradise	153	1.1%	2.6%	2.9%
Apsen Springs	65	0.5%	1.1%	1.2%
Topaz	50	0.4%	0.8%	0.9%
McGee Creek	41	0.3%	0.7%	0.8%
Total of CDPs	5,331	37.5%	89.3%	100.0%
CDPs + Town	13,565	95.5%		
County - CDPs & Town	637	4.5%	10.7%	

Table 2. Total Population Count by Race, CDP, Mono County 2010

	Total Population	# White, Not Hispanic	# Hispanic	# American Indian	# Asian	# Black	# Pacific Islander	# Other	# 2 or More Races
Countywide	14,202	9,687	3,762	239	191	42	11	33	237
Mammoth Lakes	8,234	5,143	2,772	32	128	29	5	13	112
Countywide -Town	5,968	4,544	990	207	63	13	6	20	125
<i>Mono County CDPs</i>									
Chalfant	651	552	67	8	5	0	0	3	16
Benton	280	188	38	49	1	0	0	0	4
Paradise	153	121	14	1	6	0	0	5	6

Swall Meadows	220	196	6	2	5	0	0	2	9
Sunny Slopes	182	158	3	2	7	0	4	0	8
Apsen Springs	65	61	1	0	2	0	0	0	1
Crowley Lake	875	706	128	5	11	3	0	5	17
McGee Creek	41	39	2	0	0	0	0	0	0
June Lake	629	476	137	6	2	0	0	0	8
Lee Vining	222	107	96	17	0	0	0	2	0
Mono City	172	128	37	1	2	0	0	0	4
Bridgeport	575	370	148	40	1	1	0	1	14
Walker	721	581	70	50	3	3	1	0	13
Coleville	495	347	110	10	8	4	0	2	14
Topaz	50	25	24	1	0	0	0	0	0
Total of CDPs	5,331	4,055	881	192	53	11	5	20	114

#### ETHNICITY

In the 1990 census, the ethnic composition of Mono County was predominantly white (93 percent), with 3.7 percent American Indian, <1 percent Black, 1.3 percent Asian, and 1.9 percent Other Race. Persons of Hispanic Origin, which includes people of all races, encompassed 11.3 percent of the population. In 2000, the population was 85.4 percent white, 4.8 percent American Indian, <1 percent Black, <1 percent Asian, <1 percent Pacific Islander, 6.0 percent Other Race, and 2.4 percent two or more races. While this seems a drop in the white population, it probably reflects more of a change in the way ethnicity was tabulated in the census data rather than a real change in the population. In 2010, the population was 76.1% white, 16.6% Hispanic, 3.5% American Indian, 2.1% 2 or more races, 1.1% Asian and less than .3% Black, Pacific Islander and Other Race (Table 2 & 3). The data shows a continued increase in the Hispanic population.

Table 3: Total Population Percentage by Race, CDP, Mono County 2010

	% White	% Hispanic	% Amer Indian	% Asian	% Black	% Pacific Islander	% Other	% 2 or More Races
Countywide	68.2%	26.5%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
Mammoth Lakes	62.5%	33.7%	0.4%	1.6%	0.4%	0.1%	0.2%	1.4%
Countywide -Town	76.1%	16.6%	3.5%	1.1%	0.2%	0.1%	0.3%	2.1%
<i>Mono County CDPs</i>								
Chalfant	84.8%	10.3%	1.2%	0.8%	0.0%	0.0%	0.5%	2.5%

Benton	67.1%	13.6%	17.5%	0.4%	0.0%	0.0%	0.0%	1.4%
Paradise	79.1%	9.2%	0.7%	3.9%	0.0%	0.0%	3.3%	3.9%
Swall Meadows	89.1%	2.7%	0.9%	2.3%	0.0%	0.0%	0.9%	4.1%
Sunny Slopes	86.8%	1.6%	1.1%	3.8%	0.0%	2.2%	0.0%	4.4%
Apsen Springs	93.8%	1.5%	0.0%	3.1%	0.0%	0.0%	0.0%	1.5%
Crowley Lake	80.7%	14.6%	0.6%	1.3%	0.3%	0.0%	0.6%	1.9%
McGee Creek	95.1%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
June Lake	75.7%	21.8%	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
Lee Vining	48.2%	43.2%	7.7%	0.0%	0.0%	0.0%	0.9%	0.0%
Mono City	74.4%	21.5%	0.6%	1.2%	0.0%	0.0%	0.0%	2.3%
Bridgeport	64.3%	25.7%	7.0%	0.2%	0.2%	0.0%	0.2%	2.4%
Walker	80.6%	9.7%	6.9%	0.4%	0.4%	0.1%	0.0%	1.8%
Coleville	70.1%	22.2%	2.0%	1.6%	0.8%	0.0%	0.4%	2.8%
Topaz	50.0%	48.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total of CDPs	76.1%	16.5%	3.6%	1.0%	0.2%	0.1%	0.4%	2.1%
CDPs + Town	67.8%	26.9%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
County - CDPs & Town	76.8%	17.1%	2.4%	1.6%	0.3%	0.2%	0.0%	1.7%

Source: US Census

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race, increased in the unincorporated area, rising from 12.4 percent of the population in 2000 to 16.6 percent of the population in 2010 (Table 2 & 3), a numerical increase of 291 persons, from 699 in 2000 to 990 in 2010. During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 22.2 percent of the town's population in 2000 to 33.7 percent of the town's population in 2010. The State Department of Finance is projecting that the Hispanic population in the County will rise dramatically over the next forty years, to 30 percent of the total County population in 2020 and 43 percent of the total in 2060 (see Table 4). Although Mammoth Lakes has a large Hispanic population, the rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower-paid service workers in need of low to moderate-income housing.

Table 4: Projected Population by Race

	2020	2040	2060
Total	15037	17614	20755
White	9695	9897	10502
Hispanic	4614	6698	8906

Asian	185	333	544
Pacific Islander	10	8	5
Black	42	54	68
American Indian	209	223	244
Multi-race	284	400	486
% Total	100.0%	100.0%	100.0%
% White	64.5%	56.2%	50.6%
% Hispanic	30.7%	38.0%	42.9%
% Asian	1.2%	1.9%	2.6%
% Pacific Islander	0.1%	0.0%	0.0%
% Black	0.3%	0.3%	0.3%
% American Indian	1.4%	1.3%	1.2%
% Multi-race	1.9%	2.3%	2.3%

Source: CA Dept. of Finance

**AGE**

The median age in the unincorporated area is not officially calculated by the census bureau, however the average median age of the individual CDPs is 45.2, significantly older than the median age within the Town of Mammoth Lakes at 32.6. The number of seniors 65 years and older increased from 10 percent of the unincorporated population in 1990 to 12 percent in 2000, to 14.2 % in 2010. Coleville had the highest percentage of children under 18 presumably in the Marine Corps housing in Coleville. The Antelope Valley also had one of the highest percentages of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under 5 and seniors 65 years and older.

Table 5: Age Characteristics by CDP, 2010.

	Total Population	Median Age	# Under 18	# 18 & Over	# 65 & Over	% Under 18	% 18 & over	% 65 & Over
Countywide	14,202	37.2	2,979	11223	1377	21.0%	79.0%	9.7%
Mammoth Lakes	8,234	32.6	1,719	6515	532	20.9%	79.1%	6.5%
Countywide -Town	5,968		1,260	4708	845	21.1%	78.9%	14.2%
<i>Mono County CDPs</i>								
Chalfant	651	47.1	131	520	51	20.1%	79.9%	7.8%
Benton	280	48.8	54	226	35	19.3%	80.7%	12.5%
Paradise	153	52.9	19	134	33	12.4%	87.6%	21.6%
Swall Meadows	220	53.8	36	184	42	16.4%	83.6%	19.1%
Sunny Slopes	182	47.2	28	154	20	15.4%	84.6%	11.0%
Apsen Springs	65	47.8	14	51	7	21.5%	78.5%	10.8%
Crowley Lake	875	45.1	210	665	105	24.0%	76.0%	12.0%
McGee Creek	41	54.8	7	34	14	17.1%	82.9%	34.1%
June Lake	629	41.7	116	513	70	18.4%	81.6%	11.1%
Lee Vining	222	30.4	56	166	17	25.2%	74.8%	7.7%
Mono City	172	41	41	131	15	23.8%	76.2%	8.7%
Bridgeport	575	45.5	119	456	99	20.7%	79.3%	17.2%
Walker	721	51.1	124	597	196	17.2%	82.8%	27.2%
Coleville	495	25.7	167	328	32	33.7%	66.3%	6.5%
Topaz	50	45.7	11	39	14	22.0%	78.0%	28.0%
Total of CDPs	5,331		1,133	4198	750	21.3%	78.7%	14.1%

CDPs + Town	13,565		2,852	10713	1282	21.0%	79.0%	9.5%
County - CDPs & Town	637		127	510	95	19.9%	80.1%	14.9%

Source: US Census 2010

The State Department of Finance is projecting that the population in the County will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2 percent in 2010 to 18.2 percent of the total in 2060 (see Table 10).

Table 6: Projected Population by Age

	2020	2040	2060
Total Population	14,833	15,037	20,755
Under 5	879	963	1,366
5-17	2,578	2,305	3,497
18-64	9,643	9,484	12,123
65 and over	1,733	2,286	3,768
% Total Population	100.0%	100.0%	100.0%
% Under 5	5.9%	6.4%	6.6%
% 5-17	17.4%	15.3%	16.8%
% 18-64	65.0%	63.1%	58.4%
% 65 and over	11.7%	15.2%	18.2%

Source: CA Dept. of Finance

## HOUSEHOLD CHARACTERISTICS

### HOUSEHOLD SIZE

The 2010 census reports the total number of households in the unincorporated county to be 2,539. Average household countywide decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes, with 2.89 persons per household. McGee Creek and Paradise had the lowest average household sizes, with 1.95 persons/household and 2.07 persons per household, respectively (Table 7).

Table 7: Household Characteristics by CDP, 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92

Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23
Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Apsen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19
CDPs + Town			5507	1524	2060	807	634	280	114	88
County - CDPs & Town			261	68	122	28	23	12	4	4

Source: US Census 2010

### HOUSEHOLD TENURE

The overall number of renters in the unincorporated area decreased from 40 percent of all occupied units in 1990 to 32 percent 2010. The south county CDPs generally have very high rates of owner occupied units, the highest being Paradise at 95.9%. North county CDPs have higher renter occupied units with Coleville the highest at 71.9% due to the marine base housing. Vacant units, used as seasonal homes are widespread and make up 32.7% of all units in the unincorporated county. June Lake has the highest rate of seasonally vacant homes at 59.4%.

Table 8: Tenure of Occupied and Vacant Units by CDP, 2010.

	% Vacant Seasonal, of Total	% Owner Occupied of Total	% Renter Occupied of Total	% Vacant of Total Units
Countywide	45.9%	56.0%	44.0%	58.5%
Mammoth Lakes	51.7%	46.5%	53.5%	66.5%
Countywide -Town	32.7%	68.0%	32.0%	40.8%
<i>Mono County CDPs</i>				
Chalfant	6.3%	87.5%	12.5%	12.3%
Benton	10.1%	70.5%	29.5%	23.3%
Paradise	12.6%	95.9%	4.1%	14.9%
Swall Meadows	23.4%	91.8%	8.2%	23.4%
Sunny Slopes	44.2%	69.4%	30.6%	45.5%
Apsen Springs	30.6%	84.0%	16.0%	30.6%
Crowley Lake	20.0%	78.2%	21.8%	27.0%
McGee Creek	26.7%	95.2%	4.8%	30.0%
June Lake	59.4%	54.1%	45.9%	64.6%
Lee Vining	11.6%	50.6%	49.4%	24.1%
Mono City	29.8%	71.4%	28.6%	33.0%
Bridgeport	13.2%	62.3%	37.7%	28.0%
Walker	10.8%	69.0%	31.0%	24.7%
Coleville	5.5%	28.1%	71.9%	14.9%
Topaz	28.6%	61.9%	38.1%	50.0%
Total of CDPs	26.3%	68.6%	31.4%	34.4%
CDPs + Town	45.0%	55.6%	44.4%	58.0%
County - CDPs & Town	59.6%	62.8%	37.2%	67.3%

Source: US Census 2010

**OVERCROWDED HOUSEHOLDS**

The U.S. Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per

room are considered severely overcrowded and indicate a significant housing need. Overcrowding is not a significant housing situation in unincorporated Mono County. Using ACS data there were 47 overcrowded households, or 1.8 percent of the total households in the unincorporated area (Table 9). The statewide overcrowding rate for households in 2010 was 15.2 percent of all households, significantly higher than Mono County. Of the 47 overcrowded households, 57 percent were renters. This may indicate a disproportionate overcrowded situation for renters, however, overcrowded renter households represented only 2.5 percent of all renter households in the unincorporated area in 2010, significantly less than the statewide overcrowding rate for renters of 23.9 percent in 2010. Less than 1 percent of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, 0 of them were owner households, all 20 were renter households.

Table 9: Overcrowded Households, 2011

	Unincorporated County
Total	2,609
Owner Occupied (OO)	1,702
OO: .5 or less per room	1,300
OO: .5-1 per room	375
OO: 1-1.5 per room	27
OO: 1.5-2 per room	0
OO: 2+ per room	0
Renter Occupied (RO)	907
RO: .5 or less per room	479
RO: .5-1 per room	408
RO: 1-1.5 per room	0
RO: 1.5-2 per room	20
RO: 2+ per room	0

Source: ACS 2007-2011

### **EXTREMELY LOW-INCOME HOUSEHOLDS**

Extremely low-income households are those with income less than 30 percent of the area's median income. Mono County's median income in 2013 was \$79,600. Income limits are adjusted depending on the number of people in the household. For a four-person household, the current income limit for an extremely low-income household is \$19,575. For a one-person household, the income limit is \$13,725. Households with extremely low income may have a variety of housing needs. In Mono County, households receiving assistance through the CalWORKS program, Supplemental Security Income (SSI), or disability income may be considered extremely low-income households. Mono County also has a large

population of service workers earning minimum wage who may fall into the extremely low-income category, depending on the number of workers in a household. The California Economic Development Department provides Occupational Employment Statistics for the Eastern Sierra Region showing wages for a variety of occupations.

Table 10: Occupational Wage Data

Occupational Title	Median Hourly Wage, 2008	Median Annual Wage
Fast Food Worker	\$8.52	\$17,721
Waiters and Waitresses	\$8.42	\$17,514
Dishwashers	\$8.55	\$17,784
Maids and Housekeeping Staff	\$9.39	\$19,531
Hotel, Motel, Resort Desk Clerk	\$9.59	\$19,906

\* Based on working 40 hours per week, 52 weeks per year.

Source: California Employment Development Department (EDD), Occupational Employment and Wage Data, Occupational Employment Statistics Survey.

Estimated data on the number of extremely-low income households in the County is available through the ACS. In 2011, there were approximately 442 extremely-low income households in the unincorporated area, 17.4 percent of the total number of households. This is a dramatic increase from 2000 when only 7.5% of households were considered extremely low income, however, this is likely due to the small sample size of the ACS. 37 percent of the extremely-low income households were renters; 63 percent were homeowners. Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. 96% of extremely low income renters pay over 30% of their income on housing costs.

Table 11: Extremely Low Income Households by Tenure, 2011

	Renters	Owners	Total
Total Number of ELI Households	132	279	442
Percent with Cost Burden (>30% of income)	96%	83%	88%

Source: HCD data package

## EMPLOYMENT, INCOME & POVERTY

### OVERALL EMPLOYMENT TRENDS

The following discussion of employment trends in Mono County is excerpted from Eastern Sierra Region Projection Highlights (Alpine, Inyo, and Mono Counties) prepared by the California Employment Development Department ([www.labormarkerinfo.edd.ca.gov](http://www.labormarkerinfo.edd.ca.gov)).

#### Industry

Total employment, including Self-Employment, Unpaid Family Workers, Farm Employment and Nonfarm Wage and Salary Employment in the Eastern Sierra Region is expected to grow about 1.6 percent annually between 2004 and 2014. Employment is anticipated to increase by almost

2,800 total jobs to about 20,200 jobs in 2014. The projected growth rate for this three-County area is equal to the growth rate of California, which is about 1.6 percent annually.

Nonfarm Wage and Salary Employment, which accounts for 91 percent of total employment, is expected to grow 1.7 percent annually for the next ten years in the Eastern Sierra Region. Six out of ten new jobs are forecasted to occur in Government (800), Leisure and Hospitality (440), and Retail Trade (380).

#### Occupations

Occupational projections for the period 2004 to 2014 forecast:

- 2,740 new jobs from industry growth,
- 4,620 jobs openings from Net Replacements,
- A combined total of 7,360 job openings.

The top 50 occupations with the most job openings will generate 65 percent of all job openings in the Eastern Sierra Region during the 2004-2014 projections period, accounting for almost 4,800 total job openings. Of the top 50 occupations with the most job openings, 41 require work experience or on-the-job training. Food preparation and Office and Administrative Support account for 18 of the 50 occupations with the most job openings.

The 32 fastest growing occupations are all expected to grow at an annual rate of 1.6 percent or more. Of the 32 fastest growing jobs, 27 require work experience or on-the-job training. There are seven occupations in Construction scattered throughout the top 32 fastest growing occupations.

#### **EMPLOYMENT TRENDS UNINCORPORATED AREA**

The Available ACS data for employment has a high margin of error (total estimated workforce is larger than the total unincorporated population), and while included in the following tables, data from the 2000 census or other sources was left in place as it is assumed to be of much higher accuracy.

Employment data for March, 2009 from the Employment Development Department and the 2011 ACS in parenthesis where applicable, show the following current employment by industry (not seasonally adjusted):

#### **MAJOR EMPLOYERS IN MONO COUNTY**

The following list of major employers in Mono County was developed using the 2009 America's Labor Market Information System Employer Database (California Employment Development Department, [www.labormarketinfo.edd.ca.gov](http://www.labormarketinfo.edd.ca.gov)). Many of these employers are located in Mammoth Lakes, a significant commute from many areas of the County.

<u>Employer Name</u>	<u>Location</u>	<u>Industry</u>
Eastern Sierra Unified School Dist	Various	Schools
June Mountain Ski Area	June Lake	Hotels & Motels
Juniper Springs Resort	June Lakes	Resort
Mammoth Hospital	Mammoth Lakes	Hospitals
Mammoth Lakes Fire Dept	Mammoth Lakes	Misc. Business
Mammoth Mountain Inn	Mammoth Lakes	Hotels & Motels

Mammoth Mountain Ski Area  
 Mono County Government  
 Town of Mammoth Lakes  
 US Forest Service  
 Vons  
 Westin-Monache Resort

Mammoth Lakes  
 Bridgeport  
 Mammoth Lakes  
 Various  
 Mammoth Lakes  
 Mammoth Lakes

Hotels & Motels  
 Local government  
 Local government  
 Federal government  
 Retail  
 Hotels and motels

Table 12 Employment by Industry, 1990-2011

Industry Type	1990		2000		2011 ACS	
	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting and mining	275	10.8%	160	5.6%	(275)	(3.9%)
Construction	389	15.3%	449	15.8%	(593)	(8.4%)
Manufacturing	79	3.1%	101	3.4%	(179)	(2.5%)
Wholesale trade	25	0.9%	0	0.0%	(4)	(0.1%)
Retail trade	392	15.4%	297	10.5%	(708)	(10%)
Transportation and warehousing, and utilities	99	3.9%	105	3.7%	(205)	(2.9%)
Information	0	0.0%	61	2.1%	(99)	(1.4%)
Finance, insurance, real estate and rental and leasing	145	5.7%	83	2.9%	(805)	(11.4%)
Professional, scientific, management, administrative, and waste management services	140	5.5%	169	5.6%	(617)	(8.7%)
Educational, health and social services	263	10.3%	545	19.1%	(988)	(13.9%)
Arts, entertainment, recreation, accommodation and food services	393	15.5%	549	19.3%	(2,043)	(28.8%)
Other services	84	3.3%	75	2.6%	(237)	(4.7%)

Public administration	258	10.1%	246	8.7%	(336)	(3.3%)
TOTAL	2,542	100%	2,840	100%	(7,089)	(100%)
<i>Source: U.S. Census 1990, SF3:P077; U.S. Census 2000, SF3:P 49.</i>						

### INCOME

The overall median household income in the unincorporated area based on the ACS 2008-2012 data was \$61,868, up from \$45,325 in 2000. The median household income varied significantly, however, throughout the County with the communities near Mammoth Lakes generally having higher overall income levels. The median household income based upon HCD income limits for Mono County in 2012 was \$79,600.

Table 13: Household Income by CDP, 2012

	Household Income	
	Median	Mean
Countywide	61,868	68,546
Mammoth Lakes	59,972	67,089
<i>Mono County CDPs</i>		
Chalfant	52,039	59,800
Benton	12,069	18,820
Paradise	81,346	91,905
Swall Meadows	96,471	112,333
Sunny Slopes	133,287	NA
Apsen Springs	NA	NA
Crowley Lake	85,735	76,856
McGee Creek	89,290	141,335
June Lake	29,329	40,173
Lee Vining	70,172	57,240
Mono City	41,875	47,652
Bridgeport	71,250	64,143
Walker	50,655	61,119
Coleville	39,559	51,669
Topaz	NA	NA

Source ACS, 2007-2012

### POVERTY

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. During the same time period, the number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas except June Lake, which increased from 30 to 39 persons and Long

Valley/Wheeler Crest, which increased from 19 to 38 persons. ACS poverty data for Mono County has not yet been released from the 2008-2012 ACS data set.

Table 13.2 Persons with income below poverty level, 1989 and 1999

Age Group	1989	1999
Under 5	84	50
5 - 17	117	78
18 - 64	282	292
65 +	80	18
Total	563	438

Source: US Census 1990, 2000

## HOUSING STOCK CHARACTERISTICS

### HOUSING TYPES

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased (Table 14). During that period, multifamily units had the greatest percentage increase, although a majority of that increase occurred from 1990-2000 and the rate has slowed considerably in the last decade.

Table 14, Housing Units by Type, Unincorporated Mono County, 1990-2010

Housing Unit Type	1990		2000		2010		1990-2010 % Change
	Number	Percent	Number	Percent	Number	Percent	
Single-family-Detached	2,267	63.7%	2,468	65.1%	2,969	69.3%	+23.6%
Single-family-Attached	214	6.0%	210	5.5%	?	?	
2-4 units	176	4.9%	296	7.8%	?	?	
5 Plus Units	63	1.8%	74	2.0%	?	?	
All Multi Units	239	6.7%	370	9.8%	405	9.4%	+41%
Mobile home	842	23.6%	743	19.5%	912	21.3%	+7.7%
TOTAL	3,562	100%	3,791	100%	4,286	100%	+16.9%

Notes: Mobile home includes "Other" (i.e.: Boat, RV, van, etc.). The majority are mobile homes.

Single Family-Detached for 2010 includes attached units.

Sources: U.S. Census 2000, 1990HCD Data Package

### HOUSING STOCK CONDITIONS

The Mono County Community Development Department completed a comprehensive Housing Condition Survey for the unincorporated area of the County in the summer of 2009. The results of that survey are shown in Table 15; results are shown for conventional single family residences (SFR) as well as mobile homes (MH). The results have been aggregated by planning area. Data for smaller community areas within the planning areas is available from the Community Development Department. Housing units determined to be in Good Condition were in overall good condition with no repair needed. Units determined to be in Fair Condition were structurally sound but needed some minimal repair and/or paint. Units determined to be in Poor Condition were not structurally sound and needed repairs and/or paint.

Table 15, Housing Stock Conditions by Planning Area, 2009.

Planning Area	Unit Type	Number of Housing Units				% of Total		
		Good	Fair	Poor	Total	Good	Fair	Poor
Antelope Valley	SFR	116	128	29	273	42.5%	46.9%	10.6%
	MH	64	58	24	146	43.8%	39.7%	16.4%
	Total	180	186	53	419	43.0%	44.4%	12.6%
Bridgeport Valley	SFR	101	87	15	203	49.8%	42.9%	7.4%
	MH	19	17	7	43	44.2%	39.5%	16.3%
	Total	120	94	22	236	50.8%	39.8%	9.3%
Mono Basin	SFR	78	33	6	117	66.7%	28.2%	5.1%
	MH	13	2	0	15	86.7%	13.3%	0.0%
	Total	91	35	6	132	68.9%	26.5%	4.5%
June Lake	SFR	261	140	18	419	62.3%	33.4%	4.3%
	MH	4	1	1	6	66.7%	16.7%	16.7%
	Total	265	141	19	425	62.4%	33.2%	4.5%
Long Valley	SFR	495	102	5	602	82.2%	16.9%	0.8%
	MH	2	1	0	3	66.7%	33.3%	0.0%
	Total	497	103	5	605	82.1%	17.0%	0.8%
Tri-Valley	SFR	90	63	14	167	53.9%	37.7%	8.4%
	MH	143	70	32	245	58.4%	28.6%	13.1%
	Total	233	133	46	412	56.6%	32.3%	11.2%
Total	SFR	1141	553	87	1781	64.1%	31.0%	4.9%
	MH	245	149	64	458	53.5%	32.5%	14.0%

Source: Mono County Community Development Department, Housing Conditions Survey.

Approximately 39 percent of all housing units in the unincorporated area were built more than 30 years ago (Table 16). Twenty-one percent were built more than 40 years ago, and 13 percent were built more than 50 years ago (Table 16). Bridgeport Valley (65%) and Mono Basin (47%) have the highest percentage of housing units built more than 30 years ago, although over a third of the housing units in all planning areas except June Lake were built more than 30 years ago. Bridgeport Valley (33%), Mono Basin (22%), and Long Valley (22%) have the highest percentage of housing units built more than 40 years ago. Bridgeport Valley (22%), June Lake (14%), and Long Valley (14%) have the highest percentage of housing units built more than 50 years ago.

Table 16, Age of Housing by Planning Area, Mono County, 2000

Year Built	Antelope	Bridgeport	Mono Basin	June Lake	Long Valley	Tri Valley
10 years or less	210/29%	60/9%	57/23%	321/44%	216/24%	157/31%
11-20 years	168/23%	25/4%	19/8%	106/15%	236/27%	89/17%
21-30 years	92/13%	156/23%	57/23%	126/17%	129/15%	107/21%
31-40 years	136/19%	222/32%	63/25%	45/6%	113/13%	103/20%
41-50 years	63/9%	73/11%	26/10%	25/3%	73/8%	28/5%
51 + years	57/8%	150/22%	31/12%	104/14%	122/14%	26/5%
Total Units	726/100%	686/100%	253/100%	727/100%	889/100%	510/100%

Sources: U.S. Census 2000, Summary File 3, Table H34.

In Long Valley and June Lake many of the housing units built more than 40 years ago were originally constructed as seasonal cabins.

In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the County, however, where maintenance and rehabilitation of the housing stock is an issue. Funding is available from the CDBG Rehabilitation Loan Program. Specific programs provide funds for single-family home repair loans, emergency repair. Over the years, many of those units have been converted to year-round housing. In Bridgeport Valley and Mono Basin, many of the older housing units were constructed as primary residences and have been maintained and accessibility grants, exterior enhancement rebates, weatherization and home security grants for seniors, and a multifamily rehabilitation loan program.

## SPECIAL HOUSING NEEDS

### PERSONS WITH DISABILITIES

While persons with disabilities do not represent a significant portion of the population in the unincorporated area of the County, adequate housing remains an important concern. In 2010, a total of 861 persons had a disability, approximately a quarter of whom (249 persons, Table 34) were not employed, and approximately one quarter were over the age of 65 (222 persons, Table 35).

The Inyo Mono Association for the Handicapped (IMAH) serves disabled adults 18 and older, primarily with vocational training, supported employment and similar programs. The Inyo Mono Area Agency on Aging (IMAAA) contracts with the Mono County Department of Social Services to provide Mono County Senior Services (MCSS). IMAAA also operates the Linkages program in Mono County, which links vulnerable seniors and disabled adults to service in order to enhance their ability to maintain their independence. Mono County Senior Services (MCSS) delivers meals to 28 homes in Walker and serves 15 to 25 meals a day in the Walker Senior Center while 9 to 10 meals a day are delivered to the Benton area seniors. MCSS also has 3 clients under the Linkages Program and 28 under In Home Supportive Services (IHSS) to assist those clients in remaining in their homes. Other than the above, the Mono County Department of Social Services does not maintain information on how many people with disabilities they may assist. Social Services provides the following resources to people in need: CalWORKS, General Assistance, Food Stamps, Medi-Cal and/or CMSP.

Kern Regional Center serves disabled clients from Pearsonville in Kern County to Topaz in Mono County. Due to the size of its service area (16,000 square miles) and the relatively small number of clients (158 people), its services are prescriptive in nature and needs are addressed on an individual basis. They assist clients with adapting their homes and installing assistive devices but do not deal directly with housing.

The Inyo Mono Advocates for Community Action (IMACA) provide a variety of services for disabled, low-income, and homeless persons in Inyo and Mono counties. In unincorporated Mono County, IMACA provides help with retrofit programs (wheelchair ramps, assistive devices, etc.), home weatherization programs for low-income persons, child care, Head Start, and meals. It operates 25 low-income housing units in Mammoth Lakes as well as senior and low-income housing units in Inyo County. IMACA has Section 8 vouchers that it uses primarily for rental assistance and shelter for homeless persons.

Table 17, Persons with Disability by Employment Status, Unincorporated Mono County

	Number	Percent
Age 16-64, Employed Persons with a Disability	385	61.7%
Age 16-64, Not Employed Persons with a Disability	113	18.1%
Persons Age 65 Plus with a Disability	126	20.2%
Total Persons over 15 with a Disability	624	100%
% of Total Population	5,197	12.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 18, Persons with Disabilities by Disability Type, Unincorporated Mono County

	<b>Number</b>	<b>Percent</b>
<i>Total Disabilities Talled</i>	1349	100.0%
<i>Total Disabilities for Ages 5-15</i>	18	1.3%
Sensory disability	0	0%
Physical disability	0	0%
Mental disability	18	1.3%
Self-care disability	0	0%
<i>Total Disabilities for Ages 16-64</i>	961	71.2%
Sensory disability	104	7.7%
Physical disability	249	18.46%
Mental disability	81	6.0%
<i>Self-care disability</i>	31	2.3%
<i>Go-outside home disability</i>	125	9.3%
<i>Employment Disability</i>	371	27.5%
<i>Total Disabilities for Ages 65 and Over</i>	370	27.4%
Sensory Disability	71	5.3%
Physical disability	126	9.3%
Mental disability	62	4.6%
Self-care disability	18	1.3%
Go-outside-home disability	93	6.9%
Source: Census Bureau (2010 Census SF 3: P41)		

**ELDERLY**

The elderly are defined as those 65 years and older. The 2010 Census reported that 845 seniors reside in unincorporated Mono County, 14.2 percent of the total population of the home ownership rate of seniors is very high, 95.7% in 2000 In addition, only 18 seniors had incomes under the poverty level in 1999 . Home ownership is a significant hedge against the inflationary rental environment, which is probably why there are few seniors at or below the poverty level.

Site and unit size availability are generally not a problem for seniors in Mono County, due to the fact that Mono County is a rural area with the propensity for lot subdivisions rather than home subdivisions and the fact that mobile homes are permitted throughout the County on parcels zoned for single-family residences.

Due to the low number of poverty-level senior residents within the County, future needs for low-income senior households can best be addressed through rehabilitation assistance for homeowners and rent assistance for low- and moderate-income senior renters. Currently, there is no rental-assisted housing in the unincorporated areas. IMACA operates 19 units of senior housing in Bishop. Mammoth Lakes Housing operates rental-assisted housing in Mammoth Lakes, as well as low-income housing to own. Section 202 financing, Direct Loans for Housing for the Senior or Handicapped, administered by the Department of Housing and Urban Development, is also available to qualified sponsors for the financing of construction of rental or cooperative housing facilities for occupancy by senior or handicapped persons.

**LARGE HOUSEHOLDS & OVERCROWDING**

Large households are defined as households with more than five persons. When the housing market does not meet large household housing needs, overcrowding can result. Overcrowding is not a significant housing situation in the unincorporated area of Mono County The ACS survey estimates 47 households are overcrowded with 20 of those being severely overcrowded or 173 households were reported to be have over 5 occupants. Large households (five or more persons) are located throughout the County but predominantly in Antelope Valley, Long Valley and Tri-Valley, these areas have large numbers of children and teenagers.

Table 19,  
Household Size by  
CDP 2010

	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92
Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Countywide -Town			2539	693	1037	371	265	112	38	23

Mono County CDPs										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Apsen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs			2278	625	915	343	242	100	34	19

Source US Census 2010

**FARMWORKERS**

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms (Table 20 and USDA, 1997 and 2007 Census of Agriculture). Much of the census information on the number of workers is undisclosed, making it difficult to estimate the total number of farmworkers in the County. The census does indicate that 7 farms with 25 workers reported only permanent workers, 11 farms with 39 workers reported only seasonal workers, and 4 farms with an undisclosed number of workers reported utilizing both permanent and seasonal workers. Due to federal funding limitations, an updated Census of Agriculture has not been released.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site. If this type of housing were to be eliminated, it would be difficult for farm laborers to find adequate affordable housing. The 2010 Census indicates that when the census was taken, there were 17 vacant units categorized as “migratory”. This does not indicate how many total units were available for farmworkers.

Table 20, Number of Farmworkers (2007) Mono County

Hired Farm Labor	
Farms	22
Workers	(D)

Farms with 10 Workers or More	
Farms	3
Workers	38

Source: USDA 2007 Census of Farmworkers.

**Table 21 Farmworkers by Days Worked (2007) – Mono County**

150 Days or More (i.e., Permanent farmworkers)		
	Farms	11
	Workers	(D)
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
Fewer than 150 Days (i.e., Seasonal farmworkers)		
	Farms	15
	Workers	51
	Farms with 10 or More Workers	
	Farms	1
	Workers	(D)
Source: USDA 2007 Census of Farmworkers.		

**FEMALE HEADED HOUSEHOLDS**

The Census provides data on the total number of female-headed households, the number of those with children, and the number with incomes below the poverty level. The data are not provided separately by owner and renter and include all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. This data is now collected by the ACS. Female heads of household are often the households most in need of affordable housing, childcare, job training and housing rehabilitation funds.

In unincorporated Mono County, there were 145 female-headed households in 2011 (5.7 percent of all households), up from 137 in 2000. Of the 145 female-headed households, according to the ACS data 0 were under the poverty level however, it is likely that the ACS is underreporting due to a small sample size.

The Mono County Department of Social Services estimates that approximately 45 families in the unincorporated area with a female head of household receive assistance from CalWorks on an ongoing basis (Julie Timerman). Under this program they are eligible to receive food stamps and Medi-Cal, as well as Welfare to Work services including, but not limited to, mental health, drug and alcohol counseling, child care, and job skills. There are no direct housing assistance programs.

Female headed households with an income under the poverty level will need affordable rental housing. In Mono County, mobile homes and small multifamily units such as duplexes and triplexes, are often the most affordable.

Table 22, Female Headed Households (2011) Unincorporated Mono County

Household Type	Number	Percent
Female-Headed Households	145	5.7%
Total Households	2,539	100.0%

Source: ACS 2007

**EMERGENCY SHELTER NEEDS AND HOMELESS HOUSING**

The need for emergency housing encompasses a large range of situations. Families otherwise able to provide themselves with adequate housing may be suddenly and unexpectedly faced with the need for emergency shelter as a result of fire or family break-up. Families only marginally able to meet their housing needs may be left without shelter when their present housing is sold, when a shared housing arrangement breaks down, from an inability to pay rent, or a number of similar reasons. Finally, there is a transient population, composed of both families and individuals that may have emergency shelter needs.

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that they have approximately one homeless assistance case per year, usually a family displaced for a short time each year (Julie Timerman). Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the County.

Through the joint efforts of the Mono County Department of Social Services and the Inyo-Mono Advocates for Community Action (IMACA) low-income residents and transients in Mono County may be placed in a local or nearby motel on an emergency basis for up to 28 days. IMACA has 18 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons. IMACA also operates 24 units of low-income housing in Mammoth Lakes. The Mono County Department of Social Services provides rental assistance to assist individuals with permanent housing or to keep them from being evicted, and provides food vouchers to qualified persons. Current services are adequate for the needs in the area.

In compliance with state law, the county will designate at least one land use designation where emergency shelters and transitional and supportive housing for the homeless will be allowed without a use permit or other discretionary permit. Emergency shelters will be allowed in the Public Facility (PF) land use designation and multi-family residential designations (MFR). Currently, the county has designated its community centers as emergency shelters for disaster/weather-related shelter needs. Community centers are located in the PF land use designation. As shown in Table 48, the county has a large amount of land designated with various MFR designations, with sufficient capacity to accommodate the need for emergency shelters. In compliance with state law, transitional and supportive housing will be allowed as a residential use in all land use designations where similar housing types are allowed. Transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.

Emergency housing may also be a necessity during times of disaster, such as avalanches, floods, fires and earthquakes. According to the Mono County Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, emergency housing may consist of any appropriate public or private building, depending on the size, location and nature of the disaster. Currently, each community area in Mono County has a designated Emergency Shelter, usually the community center or a church or school. Disaster shelters may be temporarily coordinated and/or funded by the American Red Cross, the Federal Emergency Management Agency, the local Department of Social Services, the Sheriff's Department, and other appropriate private or quasi-public organizations. Although the California Office of Emergency Services has suggested that a permanent, year-round emergency disaster shelter may be appropriate for Mono County, the cost of building such a facility is well beyond the reach of the County's budget. Until such time as additional funding becomes available, use of community centers, federal buildings, churches and hotels/motels as evacuation centers/emergency shelters will continue in Mono County.

### **U.S. MARINE CORPS**

The Marine Corps Mountain Warfare Training Center, located off S.R. 108 west of Sonora Junction and north of Bridgeport, maintains housing on the base and at Coleville in the Antelope Valley. There are 110 housing units at the family housing project north of Coleville in the Antelope Valley, and one barrack at the base with 200 beds for single people.

## PROJECTED HOUSING NEEDS

### **REGIONAL HOUSING NEED**

The Regional Housing Need allocated to unincorporated Mono County for the period January 1, 2014 through June 30, 2019 is shown in Table 23. The income groups are defined as follows:

Very Low Income	=	0-50 percent of the area's median income (AMI)
Low Income	=	51-80 percent of the area's median income
Moderate Income	=	81-120 percent of the area's median income
Above Moderate Income	=	Over 120 percent of the area's median income

The median income for Mono County in 2013 was \$79,600 (HCD, 2013 income limits). Income limits are adjusted depending on the number of people in the household.

Table 23, Regional Housing Needs, Unincorporated Mono County, 2014-2019

<b>Income Group</b>	<b>Number</b>	<b>Percent</b>
Extremely Low	5 units	11 %
Very Low	6 units	13%
Low	7 units	15%
Moderate	9 units	20%
Above Moderate	19 units	41%
<b>Total</b>	<b>46 units</b>	<b>100.0%</b>
<i>Source: HCD.</i>		

The Regional Housing Need allocated to the County by HCD included 11 units for Very Low-Income households. However, Chapter 891, Statutes of 2006, requires the quantification and analysis of existing and projected housing needs for Extremely Low-Income (ELI) households. ELI is a subset of the very low-income group and is defined as 30 percent and below of the area’s median income. To calculate projected ELI housing needs, the County assumed that 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 6 allocated by HCD, the County has projected a need of 5 units for extremely low-income households.

Previously, Mono County allocated its overall regional housing needs to communities in the unincorporated area based on the percentage of the population in each community area. Due to concerns in some communities over the arbitrary nature of such an allocation, the County has decided to no longer allocate its regional housing needs to community areas. To address community concerns about the placement of housing for low- and very low-income households in community areas, the County has amended a program in the Housing Element to require the County to utilize a variety of factors, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure, when considering the placement of affordable housing throughout the County.

Table 24 shows the number of housing units by income group permitted in the unincorporated portion of Mono County between January 2007 and December 2013, based on actual sales prices, type of construction and size of the units constructed.

Table 24, Units Constructed or Approved, Unincorporated Mono County, 2007-2013

<b>Income Group</b>	<b># of Units Constructed</b>	<b># of Units Approved</b>
Extremely Low	0	0
Very Low	1	0
Low	12	36
Moderate	30	0
Above Moderate	83	0
<b>Total</b>	<b>126</b>	<b>36</b>
<i>Source: Mono County Community Development Department.</i>		

Table 25 shows the progress Mono County has made during 2007-2013 in meeting its regional housing need and the number of units still required in each income group to meet its identified regional housing need for the planning period.

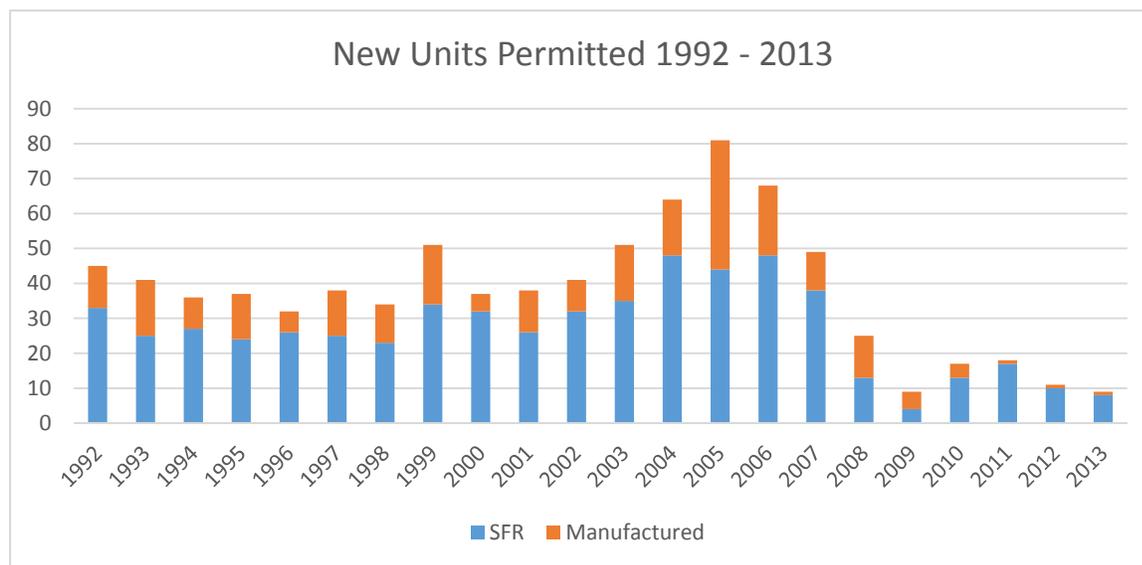
Table 25, Progress Toward the Regional Housing Need, Unincorporated Mono County, 2007-2013

Income Group	Regional Housing Need	Units Constructed	Remaining Housing Need
Extremely Low	29 units	0	29
Very Low	30 units	1	29
Low	59 units	12	47
Moderate	58 units	30	28
Above Moderate	116 units	83	33
<b>Total</b>	<b>292 units</b>	<b>126</b>	<b>166</b>

*Sources: Mono County Community Development Dept, HCD – Regional Housing Need Plan.*

**QUANTIFIED OBJECTIVES**

Table 26 presents Mono County's quantified housing objectives for the planning period. Housing starts have continued to be very slow. During the early 2000s, the County experienced explosive growth in new residential construction, meeting much of the County's identified regional housing need by new construction. Over the past seven years, housing starts have dropped dramatically from a high of nearly 80 units in 2005 to averaging only 13 units per year for the past 5 years. The County has approved several large subdivisions during the previous period that will fulfill part of the regional needs for moderate to above moderate housing.



The rehabilitation objectives reflect rehabilitation efforts in community areas. The conservation and preservation objectives reflect ongoing conservation efforts such as weatherization programs.

Table 26, Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low (5)	3	2	---

Very Low (6)	3	2	1
Low (7)	3	2	2
Moderate (9)	9	0	0
Above Moderate (19)	19	0	0
Total	37	6	3

*Source: Mono County Community Development Department.*

### 3. RESOURCES AND CONSTRAINTS

#### LAND INVENTORY

##### **PHYSICAL AND ENVIRONMENTAL CONSTRAINTS**

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Development in the following areas may be prohibited by the County's General Plan and/or Land Development Regulations or by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures:

- a. *Remote Locations.* Some privately owned undeveloped land in Mono County is located in very remote areas where there is not, nor is there expected to be, demand for development. Reasonable legal access to these lands cannot be developed or acquired, and most of the time the County would not be able to provide the normal, expected, public services of police and fire protection, schools, etc. Most of the land in remote areas is not designated for residential use because of its remoteness. It is generally designated Resource Management or Agriculture and is used either for grazing or crops. Many of these lands are pockets of privately owned land surrounded by public lands managed by the U.S. Forest Service or the Bureau of Land Management. In addition, the Los Angeles Department of Water and Power, technically a private landowner, owns land throughout the central and southern portion of the County. Most of the land in remote locations would not be developable for other reasons as well, such as hazards associated with the area or environmentally sensitive lands in those areas. The remote location of some private land is generally not a constraint to development since most of the private land base is centered around existing community areas.
- b. *Hazard-Prone Areas.* Mono County currently regulates development in snow avalanche-prone areas as well as in areas identified as Alquist-Priolo Special Studies Zones (fault hazard zones), in other geologically sensitive areas, and in flood plains. Mono County General Plan policies (Safety Element) limit development in identified hazardous areas in order to minimize the risks of those hazards and to protect local communities from unreasonable risks associated with those hazards. General Plan policies also promote land exchanges for those lands to place them in public ownership and make other lands adjacent to community areas available for future community expansion.

Snow avalanche-prone areas are located in Twin Lakes, June Lake and Wheeler Crest, along the edges of those communities. Sufficient other sites are available for development in those communities so that the avalanche-prone areas do not affect development potential significantly.

Alquist-Priolo Special Studies Zones (fault hazard zones) occur throughout the County, many of them outside community areas. General Plan policies limit the intensity of development in seismic and other geologic hazard areas and require applicable development in those areas to provide a geotechnical report assessing the risk and recommending mitigation measures to reduce the risk to acceptable levels. The Building Division also requires new construction to comply with engineering and design requirements for seismic safety. The impact of fault hazard zones on new development is not significant. Other geologic hazards, such as rockfalls and landslides, are generally associated with seismic activity and are subject to the same development requirements noted above.

Mono County uses the FEMA flood maps to identify areas within the 100-year flood plain. General Plan policies limit the intensity of development in the flood plain and regulate the placement of structures in the 100-year flood plain. The County's Floodplain Regulations (Mono County Land Development Regulations, Chapter 21) contain standards for construction and for subdivisions with the flood plain. Flooding is a particular concern in the Antelope Valley and the Tri-Valley. There is enough land in community areas that avoidance of flood plains does not significantly affect the County's ability to provide housing.

- c. *Soils with Low Permeability Rates.* Many parts of the County are not served by public sewer systems and must rely on septic systems. In some parts of the County, standard septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems. This is a very limited issue that affects only a small number of parcels. Alternative septic system designs are available and, while they may be more costly, they do allow the site to be developed.
- d. *Environmentally Sensitive Areas.* Development is regulated in wetland areas, within stream corridors, in sensitive wildlife habitat, and in other environmentally sensitive areas. Environmentally sensitive areas occur throughout the County. Typically, parcels are large enough that the environmentally sensitive area can be avoided and the parcel can still be utilized for development. Parcels with environmentally sensitive areas usually require CEQA review of any proposed projects; during the CEQA review process, the project will be redesigned to avoid environmental impacts, and mitigation measures will be proposed to minimize impacts that cannot be avoided. Mono County General Plan policies encourage clustering on large parcels outside community areas in order to preserve habitat and avoid and/or minimize environmental impacts.

#### **ZONING FOR LOWER-INCOME HOUSING**

Mono County has several land use designations that specifically provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing:

### Multiple-Family Residential – Low, Moderate, and High (MFR-L, M, H)

The MFR-L designation is intended to provide for low-density multifamily residential development such as duplexes and triplexes. The MFR-M designation is intended to encourage long-term multifamily housing by allowing for higher population densities and by not allowing commercial lodging facilities; i.e., hotels, motels. The MFR-H designation is intended to encourage multifamily units by allowing for higher population densities and to provide for commercial lodging facilities: i.e., hotels, motels.

All of the designations allow duplexes and triplexes. All of the designations allow condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units subject to Use Permit. The MFR-H designation also allows mobile-home parks subject to Use Permit.

Density bonuses are available in the MFR-M and MFR-H designations for affordable housing. The MFR-M also provides a bonus for enclosed, covered parking. In no case shall projects containing affordable housing and/or enclosed, covered parking density bonuses exceed 26 units/acre.

1. Density bonuses are available to residential projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

### Mixed Use (MU)

The MU designation is intended to provide for a wide range of compatible resident- and visitor- oriented residential and commercial uses, including business, professional, and retail uses; to provide for efficient use of land and increased opportunities for affordable housing; to provide a transition between intensive commercial uses and residential uses; and to be applied to areas with existing mixed use development. MU transitional areas can limit the size of business establishments and restrict uses incompatible with residential districts. Not all areas need contain residential uses. Commercial uses shall conform to strict standards that prohibit obnoxious odors, obtrusive light and glare, and excessive noise.

The MU designation allows duplexes and triplexes. Condominiums, townhomes, and apartments are allowed subject to Director Review permit. Mobile-home parks are allowed subject to Use Permit.

An additional lot coverage bonus of 10 percent (total coverage of 70 percent) shall be granted to structures that contain mixed commercial and residential (employee or long-term rentals) uses; commercial uses with public accommodations; or commercial uses that front a public pedestrian mall or plaza.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units per acre for residential units and 60 units per acre for commercial lodging units.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

#### Commercial Lodging – Moderate, High (CL-M, H)

The CL-M designation is intended to provide commercial lodging units for short-term occupation in or near residential uses. The CL-H designation is intended to provide short-term commercial lodging units in close proximity to commercial/recreational centers.

Duplexes and triplexes are allowed in both designations. Mobile-home parks, condominiums, cooperatives, townhomes, cluster developments, and apartments containing four or more units are allowed in both designations subject to Use Permit.

Density bonuses are available for affordable housing and enclosed, covered parking. In no case shall projects containing affordable housing and/or parking density bonuses exceed 26 units/acre for residential units and 60 units per acre for commercial lodging units in the CL-H.

1. Density bonuses are available to residential and commercial lodging projects at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Government Code Section 65915.
2. Units designated as manager/employee housing unit shall not be counted in density calculations.
3. Density bonuses for enclosed, covered parking are available at a rate of one bonus dwelling unit per two enclosed, covered parking spaces. Projects must provide enclosed, covered parking for at least 50% of the units to qualify for bonuses. Density bonuses would be calculated on the surplus of required covered parking spaces greater than 50%.

In addition to the above, the Mono County Housing Mitigation Requirements (Mono County Code, Chapter 15.40) provide for density bonus incentives pursuant to the California Density Bonus Law for any project that meets the criteria set forth in Government Code Section 65915. The Housing Mitigation Requirements also allow the county to consider an additional density bonus upon request of the developer when such request can be accommodated within the parameters of the Mono County general plan or any applicable specific plan.

Mono County also has several land use designations that allow for the use of a mobile home as a single-family residence, provided that the mobile home is newer than 10 years old and meets other specified requirements. The following land use designations allow mobile homes to be used as single-family residences:

Estate Residential (ER) – minimum parcel size 1 acre  
 Rural Residential (RR) – minimum parcel size 1 acre  
 Rural Mobile Home (RMH) – minimum parcel size 1 acre  
 Single-family Residential (SFR) – minimum parcel size 7,500 square feet

Lands designated SFR are generally in community areas. Lands designated ER, RR, and RMH are generally in more rural areas, outside community areas, where land may be less expensive.

#### **AVAILABILITY OF INFRASTRUCTURE TO IDENTIFIED LANDS**

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the County have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells. There is sufficient capacity in the community water and sewer systems and sufficient groundwater resources and percolation capabilities outside of community water/sewer system areas to accommodate the regional housing need allocation.

Antelope Valley	Individual wells and septic systems required.
Bridgeport Valley	Community water within community of Bridgeport and Evans Tract with adequate capacity. Community sewer system within Bridgeport with adequate capacity. Individual systems required elsewhere.
Mono City	Mutual water company supplies water; individual septic systems required.
Virginia Lakes	Mutual water company supplies water; individual septic systems required.
Lee Vining	Community water and sewer system with adequate capacity. Individual systems required in the rest of Mono Basin.
June Lake	Community water and sewer system, currently with adequate capacity. Large developments may be required to make improvements to the water distribution system that is currently inadequate in some areas of the community.
Long Valley	Community sewer system in Crowley; septic systems elsewhere. Mutual water companies in Crowley and Sunny Slopes; individual wells elsewhere.
Wheeler Crest	Mutual water company at Rimrock; individual wells elsewhere. Individual septic system required.
Paradise	Mutual water company at Paradise. Individual septic systems required.
Tri-Valley	Mutual water companies in White Mountain Estates, Osage Ranch; individual wells elsewhere. Individual septic systems required.
Outside	

Community areas      Individuals wells and septic systems required. Community systems may be required for large developments (subdivisions, specific plan developments).

Water quality requirements affect both community water and sewer systems and individual homeowners. Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available; i.e.,

Community water and sewer available – no minimum lot size established by RWQCB;

Community water available, individual septic required – 20,000 square foot minimum lot size required by RWQCB;

No community systems available, individual wells and septic required – 40,000 square foot minimum lot size required by RWQCB; and

Minimum lot sizes in cluster subdivisions or similar developments not served by a public sewer system may be reduced if density standards for the whole subdivision are not increased above the gross density specified in the designation, provided that all other health requirements are met.

In some areas in the County where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the County also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

The lack of improved roads throughout the County also affects the potential for development. The main thoroughfares in the County are U.S. 395, U.S. 6 and State Routes 120, 158, 167, 108, and 89. Each of the community areas has a road system; some of these roads are improved, some are not. Some roads in community areas are included in the County road system; some are not. Those that are not are often unimproved. Outside community areas, numerous single-lane and two-lane dirt and gravel roads exist as a result of mining and logging activity. Many of these roads are used by off-road vehicles.

Economic concerns focus on the need for development projects to "pay their own way" and on the need to provide for local economic growth. Most of the services and infrastructure in the County are provided either by the County or local special districts. All of these agencies have been hard hit by lower property tax revenues and increasing service demands. The County must ensure that development does not adversely impact service agencies.

### **REDEVELOPABLE SITES**

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. Regardless, particularly in the community of Lee Vining there may be some opportunity to provide additional housing from the redevelopment of existing county and state road maintenance yards that are located centrally within the community. The exploration of these complex projects is supported by several housing programs.

### **SITES & ZONING THAT FACILITATE HOUSING FOR FARMWORKERS & HOMELESS**

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. Compatibility determinations are based upon recommendations of the U.S. Forest Service.

The SAA designation applies to only four acres within the Mono Basin National Forest Scenic Area. The AG designation applies to 79,156 acres throughout the County, primarily in Antelope Valley, Bridgeport Valley, and Tri-Valley. The minimum parcel size for the AG designation is set at 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established by land use designation maps and policies for the Antelope Valley, Bridgeport Valley, and Tri-Valley. There is a ten-acre minimum in Antelope Valley. Bridgeport Valley and Tri-Valley utilize a transfer of development rights program that allows for more concentrated development in small areas while maintaining large areas in agricultural uses.

There are no specific development standards for farmworker housing; it is subject to the same development standards as other housing. Farmworker housing is not a significant issue in Mono County. There is sufficient appropriately zoned land to provide additional farmworker housing; there is nothing in the Mono County Land Development Regulations that impedes the development of farmworker housing.

### **SITES INVENTORY AND ANALYSIS**

The County's share of the regional housing need for the planning period is a total of 46 housing units, allocated to specific income groups as follows:

Extremely Low Income Units	=	5 units
Very Low Income Units	=	6 units
Low Income Units	=	7 units
Moderate Income Units	=	9 units
Above Moderate Income Units	=	19 units

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Although the County's regional housing need is in the process of being met through a variety of ongoing development (units built since the beginning of the Regional Housing Needs Allocation period, second units, available and appropriately zoned land), to ensure that there are adequate sites in the unincorporated area of the county to meet the identified housing needs, the sites inventory identifies vacant sites that are appropriately zoned to allow for multi-family residential development, that have the available infrastructure, and that are without site constraints. The following tables indicate total assumed build-out of each vacant parcel with land use designation MFR, C & MU. The maps included in this analysis indicate all parcels in the communities with the Land Use Designations of MFR, C and

parcels with the designation of SP likely to include affordable housing as Specific Plans are developed. The most recent planning effort at the SP designated parcel in June Lake indicated on the map included the development of approximately 65 affordable housing units, the most recent planning effort for the parcels indicated on the Countywide map near the community of Lee Vining included the development of approximately 12 affordable housing units. Many underutilized parcels also exist, however an analysis of these parcels was determined to be unnecessary as the vacant sites provide more than adequate capacity.

Table 27 Bridgeport

Parcel APN	LUD	Acres	Realistic Units @ Build Out
8091007000	MFR-L	0.61	7
8091034000	MFR-L	0.18	2
8091039000	MFR-L	0.18	2
11040044000	MU	4.67	70
11301003000	MU	0.55	8
11301004000	MU	0.55	8
11030007000	MU	10.30	154
11291006000	MU	0.83	12
8132011000	MFR-L	0.34	4
8141011000	C	0.17	2
8132038000	C	0.17	2
8133034000	MFR-L	1.03	11
8102011000	C	0.26	3
8093031000	MFR-L	0.26	3
8211008000	MU	0.24	3
8211001000	MU	0.36	5
8220032000	MFR-M	0.25	3
8213014000	MU	0.31	4
8091024000	MFR-L	0.18	2
8091032000	MFR-L	0.19	2
8091043000	MFR-L	0.31	3
8091041000	MFR-L	0.18	2
8213010000	MU	0.18	2
8070035000	MU	0.23	3
8091035000	MFR-L	0.33	3
11301002000	MU	0.55	8
11301005000	MU	0.55	8
8133032000	MFR-L	0.66	7
8133039000	MFR-L	0.48	5
8133027000	MFR-L	0.84	9
8141008000	C	0.21	3

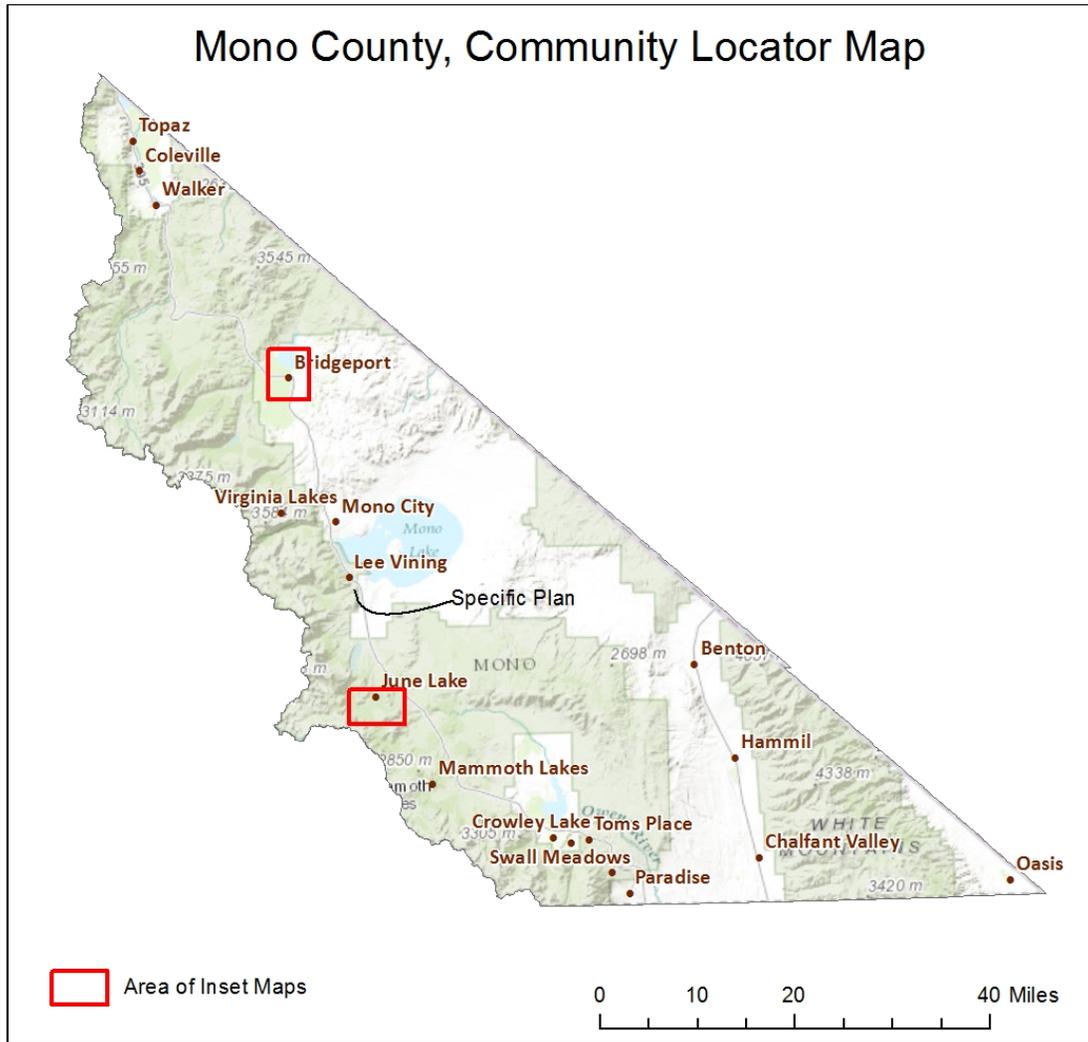
8142008000	C	0.06	1
8133028000	MFR-L	0.08	1
8134015000	C	0.17	2
8134009000	C	0.08	1
8142024000	C	0.24	3
8132037000	C	0.19	2
8142020000	C	0.20	3
8092003000	C	0.67	9
8102015000	C	0.09	1
8131012000	C	0.45	6
8102013000	C	0.23	3
8102014000	C	0.09	1
8092007000	MFR-L	0.28	3
8093026000	C	0.23	3
8092008000	MFR-L	0.24	2
8211010000	MU	0.29	4
8213012000	MU	0.73	10
8211002000	MU	0.27	4
8211003000	MU	0.27	4
8212008000	MFR-M	0.24	3
8212007000	MFR-M	0.28	4
8210002000	MFR-M	0.26	3
8210006000	MFR-M	0.41	6
8091046000	MFR-L	0.17	2
8211006000	MU	0.23	3
	<b>TOTAL</b>	<b>32.60</b>	<b>444</b>

Table 28 June Lake

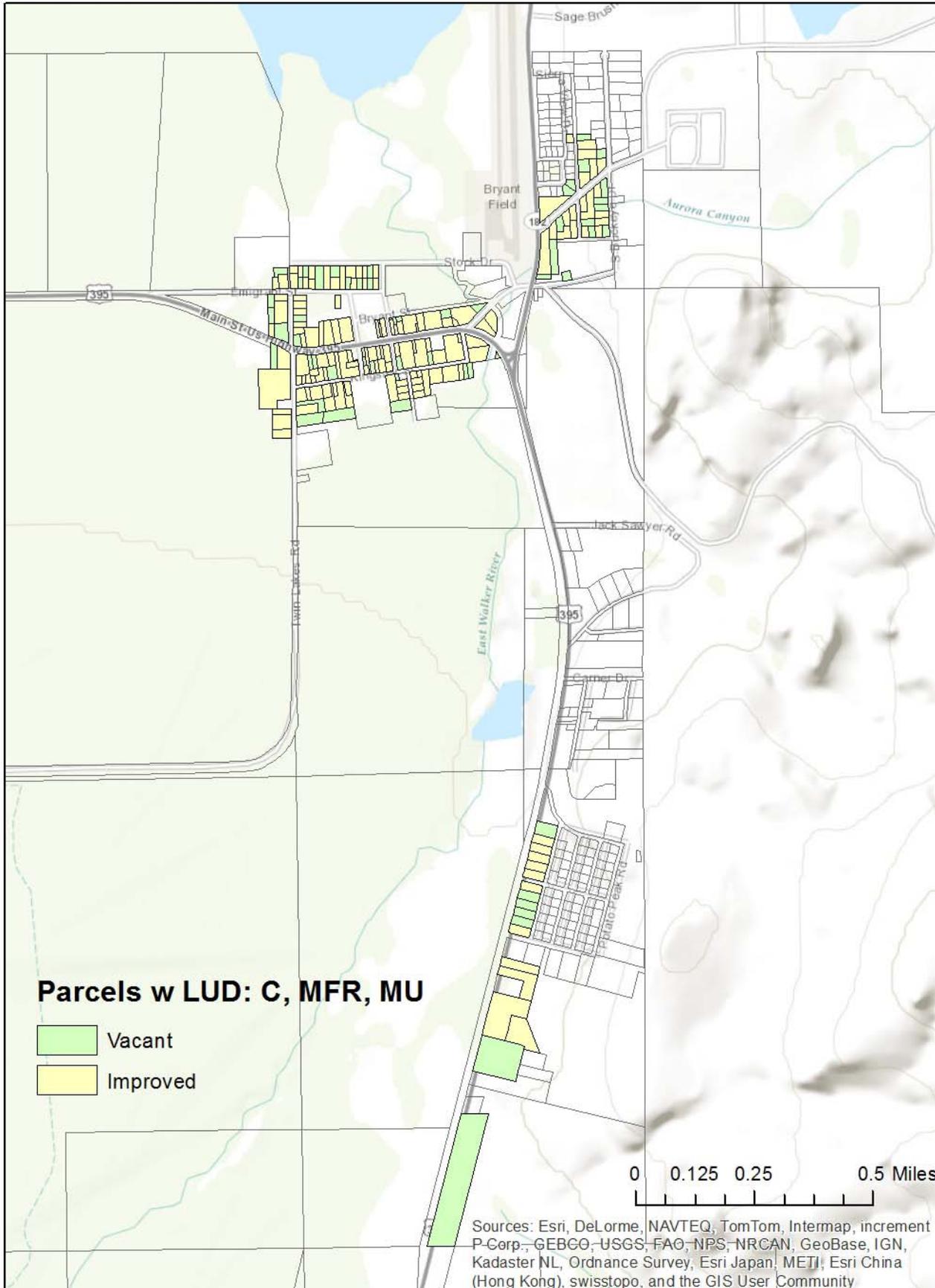
Parcel APN	LUD	Acres	Realistic Units @ Build Out
16192014000	MFR-L	0.18	2
16192013000	MFR-L	0.18	2
16217036000	MFR-L	0.18	2
16217039000	MFR-L	0.17	2
16217033000	MFR-L	0.18	2
16217038000	MFR-L	0.17	2
16217040000	MFR-L	0.17	2
16217027000	MFR-L	0.18	2
16217029000	MFR-L	0.17	2
16217032000	MFR-L	0.18	2
16217031000	MFR-L	0.18	2
16217028000	MFR-L	0.18	2
16193025000	C	0.37	5

16216030000	MFR-L	0.25	2
15086021000	C	0.10	1
16217030000	MFR-L	0.18	2
15086018000	C	0.17	2
15072015000	MU	0.24	3
15075016000	C	0.18	2
15075015000	C	0.11	1
15075020000	C	0.13	1
15075021000	C	0.12	1
15075014000	C	0.11	1
15073026000	MFR-H	0.24	3
15075010000	C	0.11	1
15075018000	C	0.11	1
15072016000	MU	0.25	3
15075019000	C	0.11	1
15075017000	C	0.13	1
15111029000	MU	0.23	3
15111027000	MU	0.23	3
15111028000	MU	0.23	3
15111014000	MU	0.11	3
15072017000	MU	0.38	5
15113025000	C	0.12	1
15112032000	MU	0.14	0
15112017000	MU	0.11	3
15112019000	MU	0.11	3
15112006000	MU	0.11	3
15112011000	MU	0.11	3
15113010000	C	0.11	1
15113013000	MU	0.11	3
15104050000	MFR-H	0.05	1
15103018000	MFR-H	0.23	3
15113014000	C	0.17	2
15113070000	MU	0.23	3
15113054000	C	0.15	2
15113042000	MU	0.11	3
15103021000	MFR-H	0.03	1
15104041000	MFR-H	0.72	10
15104047000	MU	0.33	4
15103022000	MFR-H	0.43	6
15104046000	MFR-H	0.48	7
15103020000	MFR-H	0.04	1

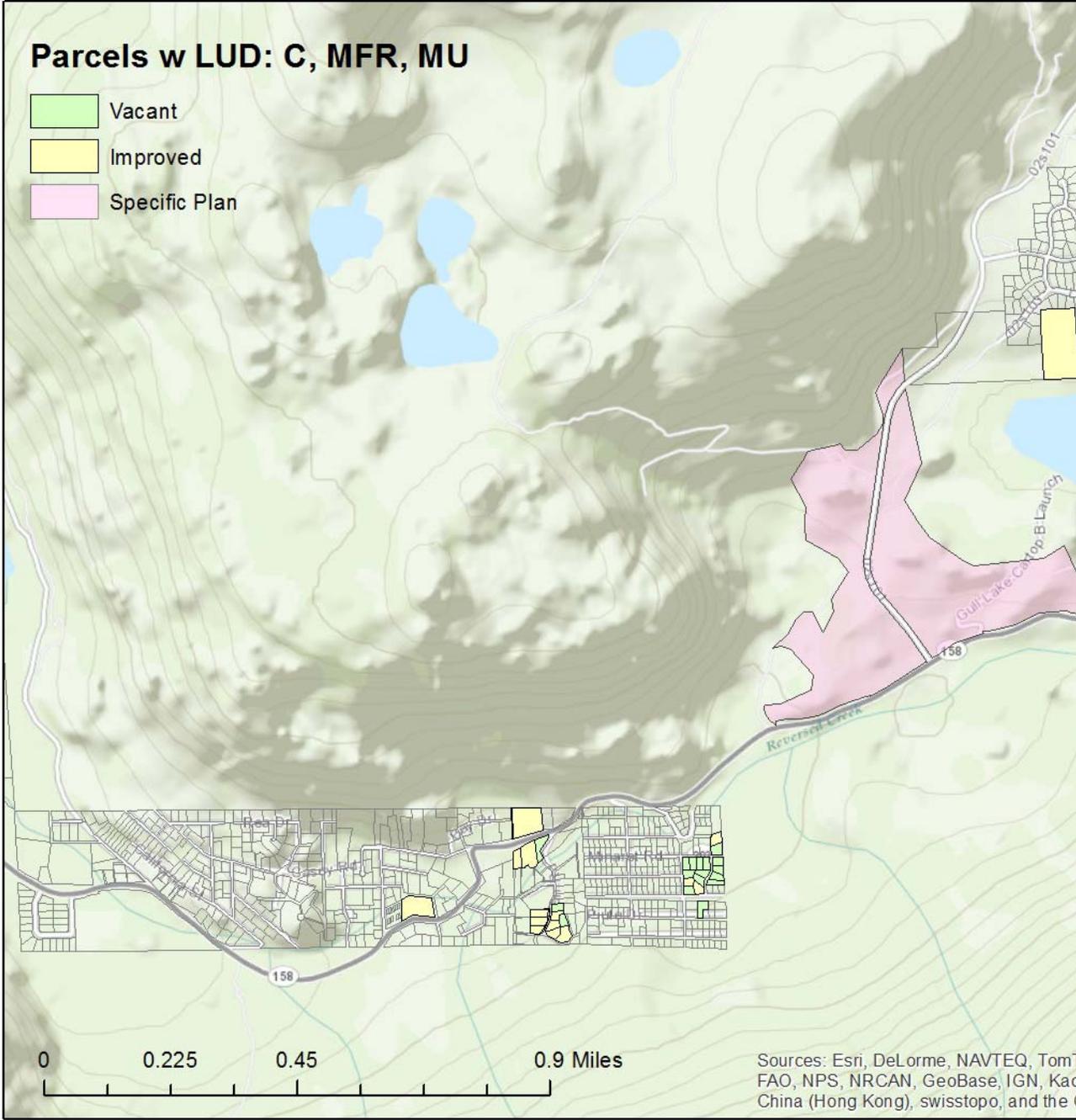
15104043000	C	0.02	0
15086037000	C	0.23	3
16217034000	MFR-L	0.19	2
16217024000	MFR-L	0.29	3
		<b>10.86</b>	<b>140</b>



# BRIDGEPORT



# JUNE LAKE



## GOVERNMENTAL CONSTRAINTS

### **LAND USE CONTROLS**

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the County (Table 48). The Land Use Designations contain development standards for each of the land use designations; general standards that pertain to all development are contained in the Land Development Regulations. The county does not have separate zoning regulations.

Mono County's land use designations permit single-family residential development, including mobile homes, in almost all designations within developed community areas and in rural areas. Multifamily residential development is permitted in multifamily, mixed use, commercial, and commercial lodging area designations, primarily in developed community areas. The County's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures.

Secondary housing units are permitted in several land use designations subject to ministerial review and meeting development requirements in the Land Development Regulations. Mobile homes have been identified as an affordable housing type in Mono County and are permitted as single-family residences in many land use designations throughout the County (Table 48). Mobile-home parks are permitted in a number of designations, subject to a Use Permit and meeting state requirements for mobile-home parks.

Development of agricultural lands is determined by policies in the Mono County Land Use Element intended to preserve agricultural uses, to protect agricultural uses from the encroachment of incompatible land uses, while allowing for the continuation of agricultural production and the development of limited housing. The minimum parcel size for agricultural land is 2.5 acres but actually varies by area. Minimum parcel sizes and densities are established on the County's land use maps. The minimum parcel size for agricultural lands in the Antelope Valley is 10 acres. Development of agricultural lands in the Bridgeport Valley, the Bodie Hills, and the Hammil Valley is subject to a Transfer of Development Rights program established for each of those areas. Potential development is clustered to preserve agricultural uses. Larger parcel sizes and lower densities on agricultural lands have not been identified as a constraint to development in Mono County because there is sufficient land elsewhere to meet identified needs.

Residential development standards for residential land use designations are illustrated in Table 30 & 31. Reductions in several standards are allowed in certain situations; e.g., density bonuses are available in multifamily, mixed use, and commercial lodging designations for projects that provide affordable housing and/or enclosed, covered parking (from 15 dwelling units per acre to 26 units per acre). Lot coverage in the mixed use designation may be increased from 60 percent to 70 percent if the development includes residential and commercial uses. Other standards also promote higher-density housing in commercial, mixed use, and commercial lodging designations; e.g., C, MU, and CL designations have a zero side yard setback unless the site abuts a residential district. The maximum building residential building height may be increased from 35 feet to 45 feet if side and rear setbacks are also increased, allowing larger size housing units to meet the needs of large households.

**Table 30 Housing Types Permitted by Land Use Designation**

Housing Types Permitted	RR	ER	RMH	SFR	MFR-L	MFR-M	MFR-H	MU	CL-M	CL-H
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
Mobile home	P	P	P	P	P	---	---	P*		
Secondary unit	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	---	---	---			
Mobile-home park	UP	UP	UP	UP	---	---	UP	UP	UP	UP
Duplexes and triplexes					P	P	P	P	P	P
Condominiums, townhomes, apartments with 4+ units					UP	UP	UP	DR	UP	UP
Social care facilities							UP	DR		
Transient rentals (less than 30 consecutive days) of 4+ units	OD	OD	OD	OD			UP		UP**	UP**
Conversion of 5 or more apartment units into transient rentals									UP	UP
Group homes, juvenile facilities, schools and similar facilities										
Farm labor housing										
Farm labor trailer parks										
Employee housing										
Emergency Shelters										

Notes: P = Permitted Use, D = Permitted Subject to Director Review permit, UP = Permitted Subject to Conditional Use Permit, OD = Subject to Obtainment

1. Small units permitted outright, larger units may require DR or UP depending on parcel size.

\* except in June Lake.

\*\*transient rentals up to 3 days permitted with Director Review permit.

\*\*\*when found compatible with the intent of the commercial designation.

\*\*\*\*attached secondary units.

\*\*\*\*\*limited density when found compatible with the area by the planning commission.

Transitional and Supportive Housing are permitted in that same manner as other residential dwellings of the same type in the same Land Use Designation.

Source: Mono County General Plan, Land Use Element, Land Use Designations

**02.1070 Social care facility.** "Social care facility" means any facility in the general classification of a boarding home for aged persons, boarding home for children, day care home for children, day nursery, nursing home or parent-child boarding home. These facilities consist of a building or group of buildings used or designed for the housing of sick, demented, injured, convalescent, infirm or well, normal healthy persons, requiring licensing or certification by regulating government agencies.

**02.1210 Transient Rental.** "Transient Rental" means any structure, or portion of structure, which is occupied, or intended or designed for occupancy by transients for purposes of sleeping, lodging or similar reasons. A "transient" is any person who exercises occupancy, whether by agreement, concession, permit, right of access, license, contract, payment of rent or otherwise, for a period of thirty (30) consecutive calendar days or less.

**02.1215 Transitional Housing.** "Transitional Housing" means a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing.

**02.1165 Supportive Housing.** "Supportive Housing" means permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

**Table 31 Residential Development Standards by Land Use Designation**

Development Standards	RR	ER	RMH	SFR	MFR-L	MFR-M	MFR-H	MU	CL-M	CL-H
Minimum lot area	1 ac	1 ac	1 ac	7,500 sf	sfr/duplex - 7,500 sf mfr - 11,250 sf condos - 2 ac	10,000 sf (<10,000 sf- sfr & duplex) condos - 20,000 sf	7,500 sf condos - 20,000 sf	10,000 sf (<10,000 sf- sfr & duplex) condos - 20,000 sf	10,000 sf (<10,000 sf- sfr, duplex, triplex) condos - 20,000 sf	10,000 sf (<10,000 sf- sfr, duplex, triplex) condos - 20,000 sf
Minimum district area	5 ac	5 ac	5 ac	5 ac	---	3 ac	5 ac	5 ac	3 ac	5 ac
Lot dimensions	Every lot shall have a minimum width and depth of not less than 60 feet by 100 feet unless otherwise specified in land use designations. The lot depth shall not exceed 3 times the lot width, unless the lot is 10 gross acres or larger in size, then a ratio of 4 to 1 is allowed.									
Lot coverage	40%	40%	40%	40%	40%	60%	60%	60%**	60%	60%
Maximum density	1 du/ac	1 du/ac	1 du/ac	5.8 du/ac	11.6 du/ac	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*	15 du/ac*
Secondary dwelling unit	DR	DR	DR	DR	---	---	---	---	---	---
Building height	No greater than 35 feet measured from grade (natural grade or finished grade whichever is more restrictive). Sloping lots of 15% or greater slope height may increase not to exceed a maximum of 20 feet above centerline of adjacent street. Multifamily projects with entire lot underground parking - height of building = vertical distance from ceiling of parking to topmost point of the building. Height may increase to a maximum of 45 feet if side and rear yards are increased one foot in width for each foot of height over 35 feet.									
Front yard	50'	50'	50'	20'	20'	20'	20'	10'	10'	10'
Rear yard	10 feet in all districts except where Fire Safe Requirements require 30 foot setbacks for parcels one acre or larger (Fire Safe Requirements apply to unincorporated area except the Antelope Valley). MU, CL-M, CL-H, C and SC have 5' rear setback.									
Side yards	Above 7000' elevation - 10 feet. Below 7000' elevation - one side yard of 10' and one side yard of 5'. Except where Fire Safe Requirements apply to unincorporated area except the Antelope Valley. MU, CL-M, CL-H, C and SC have 0 side setback excepting when abutting residential.									

Special yard requirements	Double frontage lots – front yard setbacks on both frontages. Stream setbacks from any stream or lake – a minimum of 30 feet. Fire Safe Requirements – 30 foot setbacks on all sides for parcels one acre or larger where required.
Parking	2 spaces per dwelling unit except in June Lake where 3 spaces are required. Multiple family units require 2 spaces for man based on the number of units in the project.

Some of these designations allow uses other than residential uses. This table addresses only residential development standards for each designation.

UP = Secondary unit allowed with Use Permit. DR= Secondary unit allowed with Use Permit. DU = dwelling unit sf = square feet

\* Density bonuses available in MFR-M, MFR-H, MU, CL-M and CL-H for affordable housing and enclosed, covered parking. Maximum density with b

\*\*Lot coverage can increase to 70% for structures that contain commercial and residential uses.

Source: Mono County General Plan, Land Use Element, Land Use Designations and Land Development Regulations.

## LAND USE REQUIREMENTS IMPOSED BY OTHER AGENCIES

A number of other agencies impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

Southern California Edison (SCE) has 115 kv transmission power lines that run through portions of Crowley Lake, June Lake, and Lee Vining. Development is prohibited within a 70-foot easement under the power lines. SCE works directly with the developer or builder to resolve potential conflicts.

The Lahontan Regional Water Quality Control Board (RWQCB) regulates the placement of septic systems. Recent changes in the RWQCB's water quality regulations have set a maximum of two dwelling units per acre in areas that have community water systems but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both individual septic and water systems are required is 40,000 square feet. In some areas in the County where individual lots are 7,500 square feet or smaller, these requirements essentially make it necessary to have more than one lot to build a house. Densities over one dwelling unit per acre are dependent on the availability of community water and sewer services. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations that allow multifamily residential development.

The U.S. Army Corps of Engineers regulates development in wetland areas. All development in wetland areas will be reviewed by the Corps and may require a permit. Wetland areas occur throughout the unincorporated area, both within and outside community areas.

The California Department of Fish and Game (DFG) reviews development proposals in Mono County, including subdivisions and land divisions, and may require changes to the project or conditions of approval if the project will affect wildlife resources. For projects that will affect streams, the DFG requires a Stream Alteration Permit. The DFG imposes a fee for review of environmental documents (Negative Declarations or EIRs) unless County decision-makers determine that the project will have a de minimis effect on wildlife or wildlife habitat.

## **CODES AND ENFORCEMENT**

The Mono County Building Division currently enforces the following codes:

- a. 2013 California Administrative Code
- b. 2013 California Building Code
- c. 2013 California Electrical Code
- d. 2013 California Mechanical Code
- e. 2013 California Plumbing Code
- f. 2013 California Energy Code
- g. 2013 California Historical Building Code
- h. 2007 California Fire Code
- i. 2007 California Existing Building Code
- j. 2013 California Referenced Standards Code
- k. 2013 California Residential Code
- l. 2013 Green Building Code

Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a Countywide basis. Snow-load requirements vary depending on the area; they range from 119 pounds per square foot in June Lake to 38 pounds per square foot in Chalfant Valley. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. The enforcement of these regulations is necessary to protect the public health and safety and to provide structurally safe, energy efficient, soundproof housing. The Compliance Division program is intended to ensure compliance with existing applicable codes; as such, it does not create a constraint to development.

The Building Division inspects development during the construction process. Appointments are scheduled, and inspections occur generally within 24 hours. Since Mono County is a small County, the inspectors are able to communicate with contractors and owner-builders before and during the construction process concerning code requirements. Building inspections are conducted in a timely manner and are not a constraint to development.

### **ON-/OFF-SITE IMPROVEMENT STANDARDS**

The County requires the following on-site improvements for residential construction:

New road development is subject to the Mono County Road Standards; i.e.,

<u>Road Type</u>	<u>Minimum Right of Way</u>	<u>Minimum Pavement Width</u>
Residential	60 feet	30 feet**
County Road	60 feet	26 feet
Arterial Commercial	60 feet	40 feet

\*\*The minimum pavement width for residential roads in June Lake is 26 feet due to existing topographical constraints in June Lake.

These road widths are standard road widths and do not impact the cost or supply of housing in the County.

The County Parking Standards (Mono County Land Development Regulations, Chapter 6) require paved parking areas/spaces and paved driveways. Chapter 6 gives the Planning Commission the ability to waive, modify or increase those parking and driveway standards.. The parking standards are not burdensome and do not impact the cost of housing. Commercial parking requirements have been reduced in central business districts. This could lead to more desirable neighborhoods for residential development, particularly higher density projects.

The County's Land Development Regulations and the General Plan require all utility lines (gas, water, telephone, cable TV, electricity) to be installed underground. This requirement applies to individual development projects (a single-family residence, a single commercial use, a multifamily residence) as well as to subdivisions. Individual developments may apply for overhead installation. Overhead installation requires a Director Review permit unless the project itself requires a Use Permit; the overhead installation is then processed as part of the Use Permit. To approve an overhead installation, the Planning Director (for Director Review permits) or the Planning Commission (for Use Permits) must make the following findings in addition to the findings required for Director Review permits or Use Permits:

*Mono County Land Development Regulations, Chapter 11, Development Standards – Utilities:*

1. The overhead line placement will not significantly disrupt the visual character of the area. In making this determination, the director or the commission shall consider the following:
  - a. In areas without a number of existing overhead lines in the immediate vicinity, would overhead lines create the potential for a significant cumulative visual impact; i.e., would allowing an overhead line be likely to result in future requests for additional overhead lines in the area? If so, it may be determined that an overhead line will have a significant impact on the visual character of the area.
  - b. Does the topography or vegetation in the area effectively screen the proposed lines? If so, then an additional line may not significantly disrupt the visual character of the area.
  - c. Are there other potential alignments that would have less visual impact?
  - d. Does the project reduce the overall number of overhead lines and poles in the area? If so, it may be determined that an overhead line will not have a significant impact on the visual character of the area.

The director or the commission may consider additional information pertaining to the visual character of the area that is deemed relevant to the application.

2. The placement of utility lines above ground is environmentally preferable to underground placement. In making this determination, the director or the commission shall consider the following:
  - a. Will underground placement disturb an environmentally sensitive area, including but not limited to the following: cultural resource sites, significant wildlife habitat or use areas, riparian or wetland areas, or shallow groundwater? If so, above-ground placement may be preferable.

- b. Will underground placement require disturbance of a waterway, including perennial, intermittent, and seasonal streams? If so, above ground placement may be preferable.
  - c. Will underground placement increase the utility line's exposure to environmental hazards, such as flood hazards, fault hazards or liquefaction? If so, above ground placement may be preferable.
  - d. Are there other potential alignments that would avoid potential environmental impacts? The Director or the Commission may consider additional information pertaining to the environmental sensitivity of the area that is deemed relevant to the application.
3. The installation of underground utilities would create an unreasonable financial hardship on the applicant due to the unique physical characteristics of the property. In making this determination, the Director or the Commission shall consider the following:
- a. Is the cost of the line to be installed excessive?
  - b. Will the installation of underground utilities require trenching under a stream bed?
  - c. Will the installation of underground utilities require unreasonable trenching or blasting through rock?
  - d. Are there alternate alignments that would eliminate or significantly lessen the financial hardship?

The Director or the Commission may consider other site specific financial hardships deemed relevant to the application.

4. The exclusive purpose of the overhead line is to serve an agricultural operation. For the purposes of this section, agricultural operations are defined as use of the land for the production of food and fiber, including the growing of crops and grazing of livestock. Above ground utility lines may be permitted for agricultural uses such as pumps and similar uses.

Utility distribution lines for all subdivisions and land divisions shall be installed underground, unless a specific hardship can be demonstrated (see # 3 above). If a specific hardship can be demonstrated, overhead installation may be allowed subject to approval of a variance (see Ch. 33, Variance Processing).

Subdivisions may be required to underground the feeder distribution line to the subdivision. An assessment district, or a similar mechanism, may be established for this purpose as a condition of the tract map approval.

Underground installation of utility lines is generally not a hardship in community areas; it may be so in more rural areas where environmental constraints such as streambeds or rock formations make underground installation difficult and more costly. Mono County's regulations allow for overhead installation in such cases to alleviate the hardship and reduce the cost of housing.

The County does not require public improvements such as streetlights and sidewalks due to the rural character of the County. Curbs and gutters are also not usually required.

The County has no storm drainage infrastructure in any of its communities and does not require drainage improvements as a standard site improvement. Drainage requirements for projects are

usually implemented to mitigate identified environmental impacts expected to result from the project. When required, drainage improvements are usually low-tech on-site retention basins.

The County has no established exactions for landscaping or parks. Landscaping requirements for projects and requirements for the provision of parks or open space are sometimes required on a discretionary basis to mitigate identified environmental impacts expected to result from the project. When required, landscaping must comply with the County's requirements for Landscape Plans that promote xeriscape and the use of native drought-resistant species to the greatest extent practical.

Additional on-site improvements may be required by the County's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). The Fire Safe Regulations relate to emergency access, signing and building numbering, emergency water standards, and fuel modification standards. These standards are based on state law requirements, are not burdensome and do not add to the cost of housing. In addition, Chapter 22 allows the inspection authority to approve exceptions to the standards where "the exception provides the same overall practical effect as these regulations toward providing defensible space."

Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

The County's subdivision ordinance is based on the Subdivision Map Act. On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. For subdivisions, the General Plan includes policies to provide for additional off-site improvements or the collection of in-lieu fees to mitigate future development impacts on the environment and the local infrastructure.

Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project, which may increase the cost of housing within the project.

### **FEES AND EXACTIONS**

Table 33 lists project development permit fees required by the County. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Fees are intended to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project.

Total fees for a typical single-family and multifamily development will vary depending on where in the County the project is located. Fire departments and school districts throughout the County charge

different impact fees for development. Fees for an encroachment permit will vary depending on whether the property abuts a County road or a state highway. In addition, fees for sewer and water services will vary depending on whether the project is located in an area served by community sewer and water systems or whether it will require an individual well permit and septic system permit. Permit fees for septic systems vary depending on the type of system required.

Estimated initial fees for a typical 2,000-square foot single-family residence are shown below. . Typical fees for a multifamily residential unit will be approximately 75 percent of the cost for a single-family residential unit.

#### Estimated Total Fees for a Typical Single-Family Residence

Assumptions: 2,000 square feet of habitable space in Chalfant; 400 square feet of garage; 100 square feet of uncovered deck. The unit requires an individual well permit and septic system permit. The unit encroaches on a County road.

Building permit fees	\$4,267.91	
Planning plan check	\$250.00	
Fire District (Chalfant)	\$1,991.00	
School District (Eastern Sierra)	\$3,120.00	
Encroachment Permit	\$800.00	(\$500 refundable security deposit)
Well Permit	\$644.00	
Septic Permit	\$644.00	
Total Fees	\$11,716.91	

#### **DEVELOPMENT FEE INFORMATION**

Development fees are based on time and material, and are deposits toward actual costs incurred by Mono County. Additional fees may accrue during permit processing.

**SPECIAL FEES:** Research, inspections and services exceeding one-half hour for which no fee is specifically indicated shall be charged at direct cost including, but not limited to, hourly rate plus benefits and overhead, materials, copying, film and mileage, and shall not exceed the County's cost of providing such services.

**PENALTY:** Where work for which a permit is required by this code is started or continued without a permit, said permit shall be obtained along with applicable fees plus a penalty fee equal to the amount of such fees. Payment of such permit and penalty fee shall not relieve any persons from fully complying with the requirements of this code in execution of the work or requirements or from any other penalties prescribed by law.

**FEE PAYMENT:** Initial application fee is a deposit only toward actual costs of providing services. Should permit processing costs or services exceed initial deposit or payment, applicant and/or property may be billed for amount due or additional reasonable deposit (fee payment) for services not yet provided. Such billing shall be due no later than 15 days from postage date. In no event shall fees exceed the final cost of services by Mono County. Unless otherwise directed by the applicable department head or his designee, County may cease work on permits or services in process until fee payment is received, and such permits or services shall not become final until all fees have been paid.

**FEES APPLIED:** All fees listed are minimum deposits credited toward actual cost of services rendered. Such costs include, but are not limited to, hourly rate, postage, copying, mileage and overhead. Persons applying for services or permits shall pay a fee in an amount set by resolution of the Board of Supervisors, not to exceed the County's costs. Portions of deposit exceeding final actual costs shall be reimbursed to the person paying such fees.

**ENCROACHMENT PERMIT FEES:** In addition to the fee listed in the attached fee table, a refundable security deposit of \$500 is required for residential driveways. All other encroachment permits shall include the fee listed above plus 1.5% of the estimated construction cost. Acceptable performance surety may also be required.

**GRADING PERMIT FEE DEPOSIT:** In addition to the fee listed in the attached fee table, 1.5% of the estimated construction cost is due. Acceptable performance surety may also be required.

### **PROCESSING AND PERMITTING PROCEDURES**

Development in Mono County is typically individual single-family residential construction, which is subject to a building permit reviewed and approved by County staff. Approval of a building permit is contingent upon ensuring that the proposed development complies with the Mono County General Plan, including the Land Use Designations and the Land Development Regulations, and with applicable building regulations. Development occurring on or adjacent to environmentally sensitive areas such as wetlands or streamsides may also be subject to permit requirements of other state and federal agencies (see Land Use Requirements Imposed by Other Agencies).

Mono County does not typically have multifamily development projects. Duplexes and triplexes are permitted in many multifamily land use designations and are subject to the building permit process described above. Developments with four or more units have been subject to the Use Permit process. However, the County has included a program in this Housing Element to replace the Use Permit with a ministerial Director Review.

Residential subdivision projects in Mono County occur infrequently. Several small lot splits may occur within developed community areas each year and are subject to the parcel map permitting process (see Table 50). Large subdivision projects are subject to the specific plan and EIR process (see Table 50); one or two such projects may occur in a year. Typically, in Mono County the land is subdivided, and the lots are sold undeveloped.

Mono County has streamlined its permit processing procedures and processes all required permits and or required legislative changes (such as General Plan Amendments) concurrently. This shortens the project review time and expedites the approval process. Information and permit application forms are available online. The County also has a Land Development Technical Advisory Committee (LDTAC), comprised of members of the Community Development staff, Public Works staff, and Environmental Health staff, that meets with project proponents early on in the development permitting process to address project concerns and ensure the project meets all development and environmental criteria.

The Mono County Environmental Handbook is also available online. The Environmental Handbook is intended to facilitate the day-to-day evaluation of discretionary projects within the unincorporated area

by establishing procedures to identify, review and evaluate environmental aspects of projects and by encouraging the incorporation of environmental considerations into the project conceptualization, design, and planning at the earliest feasible time.

Table 50 shows typical processing times for various permit procedures. Individual single-family residential development that requires only a building permit or a Director Review permit takes only four to six weeks. Larger projects, such as subdivisions, take longer, depending on the level of CEQA review required, the responsiveness of project proponents, and whether the project requires permits from other state or federal agencies.

All development projects are first reviewed by staff. Projects requiring discretionary approval from the Planning Director, the Planning Commission, or the Board of Supervisors are first processed by staff and then presented to the appropriate entity for approval. Projects are reviewed for their compliance with the Mono County General Plan, the Mono County Code, the Mono County Land Development Regulations, and applicable state and federal laws.

The standards of decision making are well established and not burdensome. In issuing a Director Review permit, the director must find that all of the following are true (Mono County Land Development Regulations, Chapter 31):

- A. All applicable provisions of Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.
- E. That the improvements as indicated on the development plan are consistent with all adopted standards and policies as set forth in the Land Development Regulations, this General Plan and any applicable area plan.
- F. That the project is exempt from CEQA.

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative (Mono County Land Development Regulations, Chapter 32):

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.

- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

Table 33, Development Permit Fees

TYPE OF PERMIT	INITIAL DEPOSIT	TYPICAL STAFF HOURS TO PROCESS	PROCESSING RATE
Appeal	\$495	10	\$99/hr
Building Permit Plan Check: small*	\$ 99	1	\$99/hr
Building Permit Plan Check: large*	\$250	2.5	\$99/hr
Categorical Exemption	\$ 99	1	\$99/hr
Certificate of Compliance	\$495	15	\$99/hr
Commission Interpretation	\$495	10	\$99/hr
Design Review (discretionary permit)	\$495	1	\$99/hr
Director Review	\$495	8	\$99/hr
Environmental Impact Report**	\$495	200	\$99/hr
General Plan Amendment	\$495	30	\$99/hr
Groundwater Transfer/Extraction	\$495	18	\$99/hr
Home Occupation, expanded	\$495	25	\$99/hr
Hydrological Studies	\$495	5	\$99/hr
Lot Line Adjustment	\$495	10	\$99/hr
Lot Merger	\$495	8	\$99/hr
Map Extension	\$495	10	\$99/hr
Mining Operations Permit	\$495	30	\$99/hr
Negative Declaration	\$495	75	\$99/hr
Prior Environmental (15183**)	\$495	20	\$99/hr
Parcel Map: Tentative Modification	\$495 \$495	53 33	\$99/hr \$99/hr
Reclamation Plan	\$495	30	\$99/hr
Specific Plan	\$495	100	\$99/hr
Time Shares	\$495	18	\$99/hr
Tract Map: Tentative Modification	\$495 \$495	68 39	\$99/hr \$99/hr
Use Permit	\$495	30	\$99/hr
Use Permit Modification	\$495	15	\$99/hr
Variance	\$495	20	\$99/hr

### CONSTRAINTS ON PERSONS WITH DISABILITIES

State housing law requires local jurisdictions to provide "reasonable accommodation" (i.e., "modifications and exceptions") for people with disabilities in their development regulations, permit

processing, and building regulations and processes. Mono County's housing development policies and procedures comply with the requirements of SB 520 (Potential Constraints on Housing for Persons with Disabilities); i.e.,

### **OVERALL**

The County provides reasonable accommodation concerning development regulations, permit processing, and building regulations for persons with disabilities. The Building Official has the discretion to provide flexible interpretations of building codes. The Community Development Director is also provided some flexibility in expediting permit processing and interpreting development standards such as setbacks.

Requests for reasonable accommodation are made directly to the Building Official (building issues) or the Community Development Director (planning/development regulations issues). For planning/development regulations issues, if the issue is beyond the authority of the Community Development Director, the item is taken to the Planning Commission for interpretation. The Community Development Department also encourages free pre-application conferences to clarify and work through disability design standards.

Regional social service agencies (Mono County Social Services, IMACA, Kern Regional Center) work with low-income, disabled and senior clients on an individual basis to retrofit their homes with ramps and other assistance devices. These projects at the most will require a building permit from the County.

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance. The Community Development Director also has the discretion to provide some flexibility in adjusting development standards to accommodate special situations.

The County continues to strongly advocate that Caltrans include ADA improvements in Caltrans projects (e.g., ADA standard sidewalk improvements, crosswalks, etc.) along state highways that serve as main streets through communities and that provide access to housing.

The County provides information about requesting a reasonable accommodation with regard to development standards, permit processing, and/or building regulations and processes through a variety of formats. Information is available online at the Mono County Government website ([www.monoCounty.ca.gov](http://www.monoCounty.ca.gov)) and at permit counters at the County offices in Bridgeport and Mammoth Lakes. The County also provides free consultations with building, planning and compliance staff regarding requests for reasonable accommodation. The County also provides information on funding programs for home retrofits administered by IMACA.

Mono County allows group homes consistent with state law. The County, however, has no existing group homes and has had no applications for group homes. Due to the limited number of disabled persons in the County and the physical distance between communities, assistance for disabled persons usually occurs on an individual basis.

## **ZONING AND LANDUSE**

The County reviewed all its land development regulations (zoning code), General Plan policies and building and planning procedures for compliance with fair housing law during the update of the Mono County General Plan Land Use Element. Where necessary, the regulations, policies, or procedures were amended to ensure compliance.

The Mono County Land Development Parking Regulations provide specific parking standards for persons with disabilities in compliance with state and federal ADA requirements. The County's parking regulations also allow for a reduction in the parking requirements for special needs housing if a project proponent can demonstrate a reduced need for parking.

Mono County does not restrict the siting of group homes.

All land use designations that allow residential development also allow group homes. Mono County has no additional regulations regarding group homes.

The Mono County Land Development Regulations do not have occupancy standards that apply specifically to unrelated adults and not to families.

The Mono County Land Use Element does not regulate the siting of special needs housing in relationship to one another; there are no minimum distance requirements between special needs housing units.

The County implements and monitors Title 24 of the California Code of Regulations that requires access and adaptability for persons with disabilities. These regulations apply to new construction of multifamily units in buildings with three or more units.

## **PERMITS AND PROCESSING**

As mentioned previously, regional social service agencies (Mono County Social Services, IMACA, IMAAA, Kern Regional Center) work with low-income, disabled, and senior clients on an individual basis to retrofit their homes with ramps and other assistive devices. These projects at the most will require a building permit from the County. At the time of a request to retrofit a home for accessibility, the County provides consultation on building code requirements, information/handouts concerning the building permit process, and flexibility in interpreting building code requirements when necessary.

Mono County allows group homes with fewer than six persons by right in single-family residential zones; they are treated as common single-family residences. A group home with fewer than six persons would require a building permit and, in some circumstances, a ministerial Director Review permit.

Mono County has no conditions or use restrictions for group homes with greater than six persons.

The County does not allow any community input for the approval of group homes other than general policy discussions at Regional Planning Advisory Committee meetings. This is no different than other types of residential development.

The County has no specific conditions that address group homes that will be providing services on-site. However, depending on the nature of those services, specific conditions from the County's Land Development Regulations may apply (e.g., parking requirements). These conditions would be subject to

discretionary interpretation as discussed previously and would not affect the development or conversion of residences to meet the needs of persons with disabilities.

### **BUILDING CODES**

Mono County adopts the most current version of the Uniform Building Code. The County has made no amendments to the UBC that would diminish the County's ability to accommodate persons with disabilities.

The County has not adopted any universal design elements in the building code other than those related to snow loads and climatic conditions.

The County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits (see prior discussion).

### NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is influenced by market factors over which the County has no control. Land costs, site development/construction costs, and the availability of financing affect housing development and cannot be greatly lessened by the County.

### **LAND COSTS**

There is no one average cost per acre for land in Mono County because the demand for land and the type of lot/site available vary greatly throughout the County. Costs for vacant land may also vary depending on whether community utilities are available to the site and whether infrastructure (access roads, utility lines) is installed on site. Recent sales activity for lots has been sparse; the following estimates of land costs are based on sales data from 2008 through 2013 of all vacant land provided by the Mono County Assessors Office. Generally, in areas with few undeveloped parcels for sale, there are many houses for sales, including mobile homes. Land costs, along with housing costs, have decreased significantly in the last several years.

#### Antelope Valley

Undeveloped land available in the Antelope Valley is predominantly large-lot residential parcels over one acre in size. There are also some parcels over 10 acres in size. The average price per acre was \$20,819. There are a few parcels for sale each year; the majority of them are usually in Walker.

#### Bridgeport Valley

Undeveloped land available in the Bridgeport Valley ranges from small town lots (0.55 to 1 acres) to multiple-acre parcels (approximately 40 acres) to large agriculturally zoned parcels (240 to 320 acres). The average price per acre was \$185,548.

#### Mono Basin

Undeveloped land available in the Mono Basin ranges from small lots (0.25 to 0.73 acres) to multiple-acre parcels (20 to 120 acres). The average price per acre was \$175,769

### June Lake

Undeveloped land available in June Lake is predominantly lots under one acre in size, with many of the lots being small town lots under one-quarter acre in size. The average price per acre was \$601,119.

#### Long Valley/Wheeler Crest

Undeveloped land available in Long Valley/Wheeler Crest varies widely, ranging from 0.5 to 2 acres in size with very few larger parcels ranging from 10 to 30 acres in size. Average costs in the Wheeler Crest area (Swall Meadows, Hilltop Ranch, Rimrock Ranch, or Pinon Ranch) was \$93,709 per acre. Average costs in Long Valley (Sunny Slopes Crowley) was \$132,000 per acre.

#### Tri-Valley

Undeveloped land available in the Tri-Valley is predominantly large parcels ranging in size from 10-acre residential parcels to agriculturally zoned parcels (694 acres). The average price per acre in the Tri-Valley was \$49,008.

#### CONSTRUCTION COSTS

Construction costs are estimated to range from \$150 to \$250 per square foot for single-family residential construction in the unincorporated area of Mono County (Tom Perry, Mono County Building Official). These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

#### **AVAILABILITY OF FINANCING**

The cost of borrowing money to finance the construction of housing or to purchase a home has a large impact on the amount of housing constructed and purchased. Financing is now generally available to Mono County residents at historically low rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents:

U.S. Department of Housing and Urban Development Federal Housing Administration (FHA) insured loans.

This program generally has higher approval rates than conventional loans, particularly for lower- or moderate-income households. The FHA program helps low- and moderate-income families by lowering some of their mortgage loan costs. The property must meet certain minimum requirements for manufactured homes, single-family homes or multifamily homes.

U.S. Department of Agriculture's Rural Development Rural Housing Service programs.

The Rural Housing Service offers a variety of assistance programs to support low-income households purchasing homes in rural areas. Rural Housing Direct Loans are directly funded by the USDA and are available to low- and very low-income households to construct or purchase a home. Housing Guaranteed Loans are administered by a variety of entities and are available to moderate income households that could not obtain credit elsewhere.

California Department of Housing and Community Development programs.

CalHome Program provides grants to public agencies and nonprofit developers to assist individual households with deferred-payment loans and direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.

California Self-Help Housing Program provides grants to sponsor organizations that provide training and supervision of low- and moderate-income self-help homebuilders.

Community Development Block Grant (CDBG) programs.

Programs administered by the state and federal housing departments that provide funding for housing activities, generally for lower-income households in rural areas. Housing activities may include single and multifamily rehabilitation, rental housing acquisition, homeownership assistance, activities that complement new construction, and housing planning activities.

Mammoth Lakes Housing, Inc (MLH).

Mammoth Lakes Housing, Inc. (MLH), in conjunction with Mono County, has homebuyer's assistance funds available to households with an income at or below 80% Area Median Income (AMI). MLH guidelines state that the household purchasing a home must be a first-time homebuyer, in accordance with the HUD definition of first-time homebuyer. Homebuyer's assistance funds are subordinate to the primary loan. Interest is accrued over the life of the loan at zero to three percent (0-3%) with no monthly payment required. Once the primary loan is paid in full the MLH loan becomes due and begins to accrue interest at three percent (3%). The primary loan must be a thirty-year, fixed rate, fully amortized loan. MLH also has the option of profit sharing on market rate units.

#### **UNITS AT RISK OF CONVERSION TO MARKET RATE USES**

Mono County does not have any multifamily rental housing that could be converted to market rate rents. The only "restricted" affordable housing units in the unincorporated area are the following:

One condominium dwelling unit in June Lake, owned by Mono County, typically reserved as an employee/workforce housing unit.

Thirty-six dwelling units at Camp Antelope, operated by the nonprofit Owens Valley Housing Authority, and reserved for Native Americans. These units are single-family attached and detached units and currently in a dilapidated state. Permits were recently issued to demolish and rebuild the entire thirty six unit project.

#### **ENERGY CONSERVATION**

Housing elements must analyze "... opportunities for energy conservation with respect to residential development" (Section 65583 (a)(7)) to ensure that localities consider the long term and short term

benefits of energy conservation in residential development, including how energy conservation requirements can contribute to reducing overall development costs and monthly payments for households.

Mono County General Plan policies currently address the potential for energy conservation in both new residential development and remodeling, i.e.:

*Planning and Land Use Issues*

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development, and infill development, in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element policies allow the use of alternative energy sources (such as photovoltaic systems) and promote water efficient landscaping and energy efficient irrigation systems

*Conservation Incentives for the Building Industry and Residents*

Mono County's Land Use Element and Housing Element provide for an adequate supply of housing for all income groups in existing community areas in order to reduce commutes.

Mono County's Land Use Element provides for higher density residential development in community areas in order to reduce impacts to the environment, including energy consumption.

Mono County's Conservation/Open Space Element provides density bonuses for residential and commercial projects using passive or active solar heating/cooling. A 10 percent density bonus may be allowed for each 25 percent reduction in space and water heating/cooling demand.

Additional policies and programs in the Conservation/Open Space Element encourage energy conservation, including weatherization programs.

The Inyo Mono Advocates for Community Action (IMACA) administers a weatherization program for low-income persons.

The California Department of Community Services and Development (CSD) administers the Low Income Home Energy Assistance Program (LIHEAP) Block Grant, funded by the federal Department of Health and Human Services (DHHS). The program provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through three program components:

1. The *Weatherization Program* provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor housing repairs, and related energy conservation measures.
2. The *Home Energy Assistance Program (HEAP)* provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
3. The *Energy Crisis Intervention Program (ECIP)* provides payments for weather-related or energy-related emergencies.

Southern California Edison (SCE), the electric energy provider throughout the County, administers a number of programs designed to help all customers conserve energy and to lower costs for low-income customers. These programs include the following:

1. The *Low-Income Energy Efficiency Program* provides services, or "measures," designed to help low-income households conserve energy and reduce their electricity costs. SCE pays all the cost of purchasing and installing the measures, which are free to eligible customers.
2. The *Energy Assistance Fund* helps qualified customers in financial hardship with winter electric bills.
3. If you or a full-time resident in your home require the regular use of electrically operated life-support equipment, you may be eligible for a *Medical Baseline Allocation* that allows you to be billed at a lower rate for your electric service.
4. *CARE* provides a 20% discount on utility rates and charges at a customer's primary home. To qualify, you must meet all income eligibility guidelines, hold the utility account in your name, and not be claimed as a dependent by any other person living in the residence.
5. Save money and conserve energy by joining *SCE's Residential Air Conditioner Cycling Program (ACCP)*, in which you receive a credit on your summer season electric bills.
6. SCE offers a free do-it-yourself *home energy survey*. This provides recommendations and practical steps to reduce energy costs and improve the energy efficiency of your home.
7. SCE also maintains an extensive *online library of energy-saving tips* ([www.sce.com](http://www.sce.com)) and conducts public outreach to promote conservation and provide information on low-income assistance options.

#### *Promoting Green Building and Energy Efficient Building Standards and Practices*

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code and the 2013 California Green Building Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

## 4. PROGRESS REPORT

### PROVISION OF ADEQUATE SITES

**Program 1,1 Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing. Following completion of the land tenure planning process, identify and prioritize possible land exchanges in areas with existing seasonal housing.**

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: 2011/12

**Progress:** An interagency land tenure committee developed a master land tenure plan identifying properties and the processes involved to complete land trades throughout the county. A land tenure sub-committee of the CPT meets quarterly to discuss land tenure issues. One USFS summer home tract has been identified as a potential candidate for an exchange, however financial obstacles to the project remain.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** The land tenure sub-committee will continue to meet quarterly.

**Program 2,2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** This task was left out of the land tenure project and will be addressed by the land tenure committee.

**Effectiveness:** Incomplete.

**Adjustments to Program:** The program will be addressed by the land tenure subcommittee

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**Program 3,3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth.**

Responsible Agencies: Community Development Department, Public Works Department, Board of Supervisors.

Timeframe: 2011.

**Progress:** The future use and potential exchange of agency owned properties within and near community areas has been incorporated into local area plans.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** The concept will be expanded to regional and outside agency planning documents where feasible.

---

**Program 4,4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc).**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** The future use and potential exchange of county owned facilities within and near community areas has been incorporated into local area plans. The Sherriff Substation was analyzed by contractors and architects for the potential conversion into a habitable unit, however, costs has not been allocated for the project.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** The use of county owned land will continue to be incorporated into local area plans.

---

**Program 5,5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.**

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** This program has been incorporated into the Land Tenure Planning effort and will continue to be incorporated into local area plans.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 6,6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.**

Responsible Agencies: Community Development Department, Environmental Health.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has initiated a program to gather GIS data for all local utilities and service providers in order to streamline major development projects. Will serve letters as required as dictated by the Land Use Element.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 7,7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.**

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has reached out to public and private water providers to help the entities comply with new regulatory requirements.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 8,8 The County has identified its community centers as emergency shelters and has obtained funds to upgrade emergency generators at each site and to obtain an emergency services trailer for each community. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.**

Responsible Agencies: Mono County Housing Authority, Mono County Office of Emergency Services.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County has installed emergency generators and stationed an emergency trailer at each community center. There has been no need for permanent or long term emergency shelters.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** The emergency generator and emergency trailers will be removed from the program, monitoring for permanent shelter needs will continue.

---

**Program 9,9 Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.**

Responsible Agencies: Mono County Office of Emergency Services.

Timeframe: 2014

**Progress:** Plan is maintained by the Office of Emergency Services.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will be adjusted to include coordination with updates of the LHMP and the CWPP.

---

**Program 10,10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons.**

Responsible Agencies: Department of Social Services, IMACA.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County continues to provide for a small number of homeless persons with a voucher program.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 11,11 Implement housing policies contained in area plans, such as the June Lake Area Plan.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** Policies within all of the area plans have been reviewed and all but one are cross implemented by existing Housing Element programs.

**Effectiveness:** Completed, Ongoing.

**Adjustments to Program:** Program will be altered to be more specific regarding June Lake workforce housing policy from June Lake Area Plan.

---

**Program 12,12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** Specific plans continue to be required.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 13,13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** 35 manufactured homes have been permitted since 2007, several within community areas designated for conventional single-family residences. Development regulations have been changed to allow more flexibility in the type of manufactured homes allowed.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 14,14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** No mobile home parks have been proposed in last planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 15,15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** No applications to apply this designation to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 16,16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.**

Responsible Agencies: Community Development & Economic Development Department

Timeframe: Ongoing, 2007-2014.

**Progress:** The Bridgeport Economic Development Corporation has secured a grant to provide micro loans to small businesses. A countywide food systems study has been implemented.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue

---

**Program 17,17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** No applications to apply this designation to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 18,18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.**

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** No applications to apply higher density to property were received.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 19,19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** A mixed use project was permitted and constructed in Crowley lake and a mixed use project was permitted in the Mono Basin during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 20,20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** Two homes were permitted and constructed in commercial land use designations during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 21,21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** A multi department effort to revise of the sub-division and grading ordiancne is underway and currently in legal review.

**Effectiveness:** Successul, Ongoing

**Adjustments to Program:** Program will continue.

---

**Program 22,22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** As part of the comprehensive general plan update, the capacities of local agencies and service providers are being examined through municipal service reviews and updates. Initial reviews indicate limitations to much of the infrastructure to accommodate additional densities, particularly water resources.

**Effectiveness:** Successful.

**Adjustments to Program:** Program will be adjusted to utilize regional resources like IRWMP and focus on water limitations.

---

**Program 23,23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** This is currently a consideration of the update of the June Lake Area Plan.

**Effectiveness:** Concept was introduced during regular Area Plan revisions and Specific Plan discussions.

**Adjustments to Program:** Program will continue.

---

**Program 24,24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** The development program was updated and reorganized with the intent making the program more clear by consolidating the regulations into one chapter, allowing provisions for the program to expand and adding the development credits to the General Plan maps.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue as adjusted.

---

**Program 25,25 Develop and implement a program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: 2012.

**Progress:** Initial research has been discouraging in that no examples are available from peer resort community areas.

**Effectiveness:** Ongoing.

**Adjustments to Program:** Further work will be conducted investigating the feasibility of a web-based utility connecting vacant seasonal units with seasonal employees.

---

**Program 26,26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M and MFR-H.**

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** No multifamily projects were permitted or constructed during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 27,27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the Public Facility (PF) land use designation—and in multi-family land designations (such as MFR); and c) stipulate that**

**emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Emergency shelters are allowed without a use permit in the PF land use designation.

**Effectiveness:** Successful.

**Adjustments to Program:** Program will be changed to amend only the multi-family designations.

---

**Program 28,28 In compliance with Government Code Section 65583(a)(4), allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed. Amend the General Plan Land Use Element to a) include definitions of transitional and supportive housing; b) allow transitional and supportive housing as a residential use in all land use designations where similar housing types are allowed; and c) stipulate that transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation.**

Responsible Agencies: Community Development Department.

Timeframe: 2012.

**Progress:** The general plan was amended in accordance with program 28.

**Effectiveness:** Completed.

**Adjustments to Program:** Program will be deleted.

## HOUSING FOR LOW AND MODERATE INCOMES

**Program 1,29 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).**

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 2,30 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for affordable housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for affordable housing projects.**

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Work with applicable agencies to promote a reduction or waiving of fees by 2012.

**Progress:** The Board of Supervisors authorized a limited fee reduction program for all building permits, several residential projects were permitted with reduced fees including the Camp Antelope rehabilitation project.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 3,31 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.**

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** The Chapter 16 regulations have been amended limiting the size of housing units to 640 square feet on parcel under one acre, helping to ensure continued affordability of the units. Seven second units were permitted and constructed during the planning period.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4,32 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the County.**

Responsible Agencies: Public Works Department, Environmental Health Department, Community Development Department, Planning Commission.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. The Board of Supervisors eliminated the Development Impact Fee program and temporarily waived the Housing Mitigation Ordinance. Building division staff continues to evaluate fee structures and consider fee incentives such as reductions for solar energy projects.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 5,33 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014. Provide links by 2010; update annually.

**Progress:** The County has developed a new web-site and housing related program information, including meetings of the housing authority are regularly posted on the web-site.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 6,34 The Mono County Housing Authority, in cooperation with local social service agencies and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Ongoing, 2007-2014.

**Progress:** Mammoth Lakes Housing and IMACA continue to take the lead in direct benefit programs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue with inclusion of IMACA.

---

**Program 7,35** During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.

Responsible Agencies: Community Development Department.

Timeframe: Ongoing, 2007-2014.

**Progress:** Solar orientation of homes is included in our residential design guidelines, the building division has streamlined the solar permitting process.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 8,36** Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.

Responsible Agencies: Community Development Department, Planning Commission.

Timeframe: 2011.

**Progress:** Density bonuses are included within the Housing Mitigation Ordinance. In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 9,37** Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include affordable housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: Community Development Department, Planning Commission, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

---

**Program 10,38** Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Responsible Agencies: Community Development Department, Board of Supervisors.

Timeframe: Coordinate with Mammoth Lakes by 2010; review and update annually.

**Progress:** In 2011, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance Suspended, Ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

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**Program 11,39** Through collaboration with a regional housing authority or similar entity, develop a range of affordable housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy efficient designs and prescriptive designs.

Responsible Agencies: CDD, Mono County Housing Authority.

Timeframe: Begin implementation of at least one additional program by 2011 and a second program by 2013.

**Progress:** Mono County has been hosting quarterly meetings through the Mono County Collaborative Planning Team with land management agencies and the local land trust to share information and review potential land ownership adjustments, including those that may serve as community expansion areas for local housing. Although the land trust is presently primarily focused on resource preservation, it has shown to be a willing player in broader land ownership adjustment issues. The land ownership adjustment program is an ongoing tool for addressing the fact that 94% of Mono County's territory is government land. The CDD has developed a number of prescriptive designs for common building elements that often require expensive engineering, particularly in the high snow load areas of Mono County. These prescriptive designs include energy efficiency items, such as an engineered design for roof-mounted solar panels.. The County also waived building permit fees for 18 months to encourage construction of local housing during recessionary times; and more recently waived building permit fees for energy upgrades, including solar, wind and geothermal residential systems. The County is in the process of initiating a residential PACE program for financing local housing energy upgrades, with the intent of reducing local housing operation costs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 12,40** The County will meet with developers and encourage the development of housing for low- and moderate-income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory

**incentives and concessions to contribute to the feasibility of development of housing for lower-income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.**

Responsible Agencies: Community Development Department.

Timeframe: Continue to encourage the development of low and moderate income housing over the time frame of this plan.

**Progress:** The County continues to meet with prospective developers to encourage affordable local housing and offers free pre-application reviews. Inventories of sites have been conducted, including biological assessments to document the absence of critical habitat for sage grouse – a species proposed for listing as a threatened species under the ESA, This inventory is critical to preserving the limited amount of private property in communities for housing development, and to avoid additional federal regulatory requirements. Regulatory concessions include the continued suspension of the inclusionary housing ordinance in recognition of the recessionary economy. Infrastructure inventories are under way in concert with LAFCO as a part of the general plan update and update of Municipal Service Reviews and Spheres of Influence.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 13,41 Through collaboration with a regional housing authority or similar entity (e.g. Mammoth Lakes Housing Inc), develop a range of housing programs that address the needs of Extremely Low-Income households in the area. Identify the specific type(s) of development that would best serve the needs of this group in Mono County. Review the county's Housing Mitigation Ordinance and other development standards to ensure that they encourage the development of housing types that meet the needs of this income group. Seek funding to develop ELI housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Identify development types by 2010. Review Housing Mitigation Ordinance and development standards by 2010. Seek funding starting in 2011.

**Progress:** The County is continuing collaborating with Mammoth Lakes Housing Inc in the administration of a first-time homebuyer loan program to meet the needs of extremely Low-Income households. Although the housing mitigation ordinance is suspended, policies still promote construction of more affordable units for this income group. As an example, the secondary housing requirements were amended last year to limit the size of secondary (or accessory) housing units with the intent of increasing their availability to this income sector.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 14,42 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Due to the housing market crash, the Board of Supervisors suspended the Housing Mitigation Ordinance, the ordinance is scheduled to be reviewed by the Housing Authority before being re-implemented, currently the re-implementation date is January 2015.

**Effectiveness:** Ordinance suspended, ongoing.

**Adjustments to Program:** Program will continue with adjustments to the ordinance likely.

## PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

**Program 1,43 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:**

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: Review development standards biannually, starting in 2011.

**Progress:** Parking regulations have been reduced in central business districts, additional regulations have been consolidated and are periodically reviewed for consistency and relevance. The ability to provide a minor variance from development regulations with a Directors Review has been implemented.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2,44 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.**

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: 2011/12.

**Progress:** Subdivision ordinance remains under review.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4,45 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.**

Responsible Agencies: Community Development Department, Land Development Technical Advisory Committee (LDTAC) = Planning Division, Building Division, Public Works Department, Environmental Health, and Compliance Division.

Timeframe: Ongoing, 2007-2014.

**Progress:** All development projects are required to go through a pre-application process, the process is also open to complex ministerial projects.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 5,46 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.**

Responsible Agencies: Community Development Department.

Timeframe: Review permit processing procedures and application materials biannually starting in 2011.s

**Progress:** The building permit application and process has been significantly streamlined, all permits are managed using an internet based permitting software, electronic submittals are accepted.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Process are continuously reviewed and revised.

---

**Program 6,47 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.**

Responsible Agencies: Community Development Department.

Timeframe: 2010.

**Progress:** Due to the extremely low number of applications involving requests for reasonable accommodations pursuant to fair housing laws, the county has not amended the Land Development Regulations. Normal permitting procedures have proven successful to meet all requests.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

## CONSERVATION AND REHABILITATION

**Program 1,48 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.**

Responsible Agencies: Community Development Department/Building Division.

Timeframe: Ongoing, 2007-2014.

**Progress:** Title 24 is strictly enforced by the building division for all remodel and rehabilitation projects. Solar projects are incentivized through a streamlined permitting process.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 2,49 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.**

Responsible Agencies: Mono County Housing Authority in cooperation with local social service agencies, utilities, and the High Sierra Energy Foundation.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** The building division holds several public workshops each year regarding energy efficiency upgrades, including outreach to local contractors regarding state program requirements.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 3,50 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Information is provided at the permit center counter and at public workshops held by the building division.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 4,51 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.**

Responsible Agencies: Mono County Housing Authority, Community Development Department/Building Division.

Timeframe: One year prior to required Housing Element Updates.

**Progress:** Due to the extremely low amount of building rehabilitation activity during the planning period, the housing conditions survey completed in 2009 has not been updated and is considered to still be an accurate depiction of housing conditions.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

---

**Program 5,52 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate 40 units during the planning period. The County will apply annually for CDBG funds.**

Responsible Agencies: Mono County Housing Authority

Timeframe: Develop a quantified objective for this program by 2010.

**Progress:** The County continues to participate in the CDBG program when eligible.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 6,53 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Begin public outreach concerning rehabilitation programs by 2010.

**Progress:** Information is provided at the permit center counter and at public workshops held by the building division.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 7,54 Assist applicants in accessing home rehabilitation loans.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually. Assist with home rehabilitation loans annually.

**Progress:** The updated website and permit center counter both provide information on relevant programs.

**Effectiveness:** Successful, Ongoing

**Adjustments to Program:** Program will continue.

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**Program 8,55 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.**

Responsible Agencies: Mono County Housing Authority, Board of Supervisors.

Timeframe: Ongoing, 2007-2014.

**Progress:** The County offered a limited fee reduction program for all building permits that resulted in one hundred thousand dollars of fee reductions during 2011-12. Building division staff continues to evaluate fee structures and consider fee incentives.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 9,56 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.**

Responsible Agencies: Mono County Housing Authority, Community Development Department/Code Enforcement Division.

Timeframe: Implement action items listed below by 2012.

**Progress:** A tenant oriented inspection program has not been developed, however, the building division and code enforcement division work closely with building owners, including fee based walk through inspection services.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 10,57 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.**

Responsible Agencies: Community Development Department/Code Enforcement and Building Divisions.

Timeframe: Ongoing, 2007-2014.

**Progress:** The Building and Code Enforcement Divisions actively enforce the California Building Code and Health and Safety Code.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

**Program 11,58 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:**

- **Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;**
- **Developing a user-friendly process for repair, remodel and refurbishment, including handouts;**
- **Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;**
- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: Community Development Department.

Timeframe: See actions below.

**Progress:** The building division has been very proactive in allowing flexible administration of the building code, and providing walk-through and field assistance to applicants seeking to rehabilitate structures, including the development of handouts and “prescribed” designs. Noted achievements during the planning period include the conversion of an existing garage into a new residence, and the rehabilitation of several cabins previously condemned.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

## EQUAL HOUSING OPPORTUNITIES

**Program 1,59 Disseminate and maintain fair housing information and education materials throughout the County and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, and shopping areas.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Fair housing information is available on the county web-site, at the county permit center and through Mammoth Lakes Housing.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

**Program 2,60 Refer persons with complaints of housing discrimination to appropriate agencies such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.**

Responsible Agencies: Mono County Housing Authority.

Timeframe: Provide links on website by 2010; update annually.

**Progress:** Housing discrimination complaints are forwarded to Social Services and MLH.

**Effectiveness:** Successful, Ongoing. An average of 1 “walk-in” housing complaint per month at Mammoth County Planning Offices.

**Adjustments to Program:** Program will continue.

#### PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

**Program 1,61 Legally restrict units intended for low-income and/or employee housing uses to those uses.**

**Responsible Agencies:** Community Development Department, Planning Commission, Board of Supervisors.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** No legally restricted units in unincorporated county, however employer owned and agency housing generally restricted to employees.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue, legal status of employee units will be examined and reported.

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**Program 2,62 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.**

**Responsible Agencies:** Community Development Department, Planning Commission, Board of Supervisors.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** No conversion of mobile-home spaces has been proposed.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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**Program 3,63 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.**

**Responsible Agencies:** Community Development Department, Planning Commission.

**Timeframe:** Ongoing, 2007-2014.

**Progress:** CDD financial staff has been made available to help property owners with state and federal programs.

**Effectiveness:** Successful, Ongoing.

**Adjustments to Program:** Program will continue.

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## 5. SUMMARY OF CONCLUSIONS

### SUMMARY OVERVIEW

Housing element law essentially consists of two main components guiding the preparation of the Housing Element: analysis of housing needs, resources and constraints, etc. (Government Code Section 65583(a) and housing programs (Government Code Section 655/83(c)). A meaningful housing element

strongly reflects a community's needs by drawing a tight connection between the analysis of housing needs and the development of housing programs to address those needs.

This section summarizes housing needs, resources and constraints for the unincorporated area of Mono County and develops priorities for program actions and strategies.

### **Population Characteristics**

#### **Population Growth**

Population growth in the unincorporated areas of Mono County was rapid from 1980 until 2000, when it slowed considerably. In recent years, the growth rate in the unincorporated area has remained steady. Population growth in the unincorporated areas is anticipated to continue, due to the continuing need for low- to moderate-income housing for workers and professionals employed in the County and the higher cost of living in the Town of Mammoth Lakes.

Population growth is anticipated to continue in the Long Valley and Wheeler Crest areas due to the resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing. Population growth may also occur in the Tri-Valley area due to increased housing pressure from the Bishop area and the Antelope Valley due to increased pressure from Nevada.

#### **Ethnicity**

The population in the unincorporated area of Mono County remains predominantly white (76.1 percent of the population), with 16.6 percent Hispanic, 3.5 percent American Indian and the remainder other races.

The percentage of the population identifying themselves as Hispanic or Latino, rose between 2000 and 2010 from 12.4 to 16.6 percent. This population is fairly evenly distributed throughout the County's communities.

The State Department of Finance is projecting that the Hispanic population in the County will rise dramatically over the next twenty years, to 30.7 percent of the total County population in 2020 and 42.9 percent of the total in 2060. The rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower paid service workers in need of low- to moderate-income housing.

#### **Age**

The median age in the unincorporated area continued to increase from 33 in 1990 to 40.1 in 2000 to approximately 45.2 in 2010. The number of seniors 65 years and older increased from 12 percent in 2000 to 14.2 percent in 2010.

Coleville had the highest percentage of children under age 18, due to the Marine Corps housing. Antelope Valley also had the highest percentage of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas also had high percentages of children under age 5 and seniors 65 years and older.

The State Department of Finance is projecting that the population in the County will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2 percent in 2010 to 18.2 percent of the total in 2060.

### **KEY FINDINGS – POPULATION**

Population in the unincorporated area is continuing to grow but at a slower rate than in the past. Population pressures are strong in Long Valley/Wheeler Crest and Tri-Valley (particularly Chalfant). Much of the population pressure is a result of continued resort growth in Mammoth Lakes and the associated need for low- to moderate-income housing.

The Hispanic population is growing throughout the County.

The population in the unincorporated area is aging.

#### Household Characteristics

##### Household Growth

The number of households in unincorporated Mono County continues to increase. Average household size for the unincorporated area in Mono County decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes with 2.89 persons; McGee Creek and Paradise had the lowest average household sizes.

##### Household Tenure

The overall number of renters in the unincorporated area decreased from 40 percent of all households in 1990 to 32 percent of all households in 2010.

##### Occupancy

Mono County has a high vacancy rate due to the large number of vacation homes and seasonal use units in the area. In 2010, vacant seasonal units made up 32.7% of all units in the unincorporated area and much higher percentages in some communities. June Lake has the highest seasonal vacancy rate of 59.4%.

Some communities have very high percentages of owner occupied units, Paradise, Swall Meadows and McGee Creek all are over 90% owner occupied.

##### Overcrowding

An overcrowded household is a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in unincorporated Mono County. In 2010, there were a total of 47 overcrowded households. Of those 47 households, 57 percent were renters. Less than 1 percent of all households in the unincorporated area were severely overcrowded in 2010. Of the 20 households identified as being severely overcrowded, all 20 were renter households.

### Extremely Low Income (ELI) Households

Data on the number of extremely-low income households in the County are available through HUD's Comprehensive Housing Affordability Strategy (CHAS), which utilizes census data from 2010. According to CHAS data, in 2011, there were approximately 442 extremely-low income households in the unincorporated area, 17.4 percent of the total number of households, a large increase from 2000 when 7.5% of households were considered extremely low income. 37 percent of the extremely-low income households were renters; 63 percent were homeowners. The households renting comprised a variety of household types, elderly, small and large related households, and small and large non-related households.

### Overpayment

Households are considered to be overpaying for housing if payments for rent or mortgage are 30 percent or more of household income. The number of lower-income households (those at or below 80 percent of the median income) overpaying is of special concern. In 2010, the median household income for unincorporated Mono County was \$79,600. Of the extremely low income households, 88 percent are considered to be overpaying for housing.

### Disabled Persons

The disabled population in Mono County is not a significant portion of the total population. Several social service agencies in the area provide services to the disabled population; i.e., the Inyo Mono Association for the Handicapped (IMAH), the Inyo Mono Area Agency on Aging (IMAAA), Kern Regional Center, the Inyo Mono Advocates for Community Action (IMACA), and the Mono County Department of Social Services. Due to the large size of their service areas and the relatively small numbers of clients, their services are prescriptive in nature and needs are addressed on an individual basis. There is no need in the unincorporated area for group housing for disabled persons at this time.

### Seniors

There were 845 seniors (65 years and older) in unincorporated Mono County in 2010, 14.2 percent of the total population. The home ownership rate for seniors was 95.7 percent. In addition, only 18 seniors had incomes under the poverty level in 1999.

### Large Households

Large households are defined as households with more than five persons. Overcrowding is not a significant housing situation in the unincorporated area of Mono County, with only 47 households estimated to be overcrowded. Of the 47 households identified as overcrowded, 20 of those were identified as severely overcrowded.

Large households (5 or more persons) are located throughout the County but predominantly in Antelope Valley, Long Valley and Tri-Valley. These areas have large numbers of children and teenagers. There are 502 large households countywide.

### Farmworker Housing

While the acreage in farms in Mono County declined between 1997 and 2007, from 68,813 acres to 44,610 acres, the number of farms increased from 63 to 84. The average size of farms decreased from 1,092 acres to 531 acres; hired farm labor decreased from 121 farmworkers on 26 farms to an undisclosed number of workers on 22 farms.

Large farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site.

#### Female-Headed Households

In unincorporated Mono County, there were 145 female-headed households in 2010. Of the 145 female-headed households, 0 were under the poverty level according to ACS data, however that number is likely underrepresented due to low sample size. .

#### Emergency Housing

Mono County does not have a large homeless population, largely due to the severe winter weather conditions. The Mono County Department of Social Services estimates that it has approximately one homeless assistance case per year, usually a family displaced for a short time each year. The Mono County Department of Social Services and the Inyo Mono Advocates for Community Action (IMACA) provide rental assistance and shelter for homeless persons.

Mono County does not have any homeless shelters, due to the low numbers of homeless persons. In addition, the social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is only limited public transportation within the County and the town of Mammoth Lakes. Current services are adequate for the needs in the area.

### **KEY FINDINGS – HOUSEHOLDS**

The number of households in the unincorporated area is continuing to grow as the population grows.

The number of renters is decreasing.

Average household size remains approximately the same.

The unincorporated area continues to have a high vacancy rate due to the large number of seasonal use units throughout the County.

Overcrowding is not an issue in Mono County.

Overpayment occurs in Mono County, including many renters. Some households overpaying have moderate-level incomes.

Affordable housing for low- and moderate-income households has been identified as the single most important housing issue throughout the County.

Housing needs for special population groups in Mono County are not a priority concern.

Disabled persons are not a significant portion of the population – their housing needs are addressed by regional social service agencies.

Seniors in Mono County are predominantly homeowners.

There are few large households and overcrowding is not a problem.

There are relatively few farmworkers and housing is generally provided for them.

The number of female-headed households is decreasing slightly, and many of them have incomes above the poverty level.

There are no permanent emergency shelters in Mono County and generally only one or two homeless assistance cases in the unincorporated area per year.

## Employment

### Employment Trends

Mono County's overall employment is dominated by leisure and hospitality services, retail trade and government industries. Industry projections from the California Employment Development Department for the Eastern Sierra Region estimate that job growth in the area between 2004 and 2014 will be strongest in Leisure and Hospitality Services, Government, Retail Trade, and Trade, Transportation and Utilities.

Employment trends for the unincorporated area vary from the County as a whole with higher percentages in agriculture, construction and mining (particularly mining), manufacturing, transportation and public utilities, and services, and lower percentages in wholesale trade, retail trade, finance, insurance, real estate and government.

### Income

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the County depending on the area and the age of the householder, with the southern half of the County having generally higher overall income levels.

### Poverty

The total number of persons with income below poverty level in the unincorporated area decreased from 563 in 1989 to 438 in 1999. The number of persons with income below poverty level decreased for all age groups, except 18-64 years old, which increased from 282 to 292 persons, and in all planning areas, except June Lake, which increased from 30 to 39 persons and Long Valley/Wheeler, which increased from 19 to 38 persons. ACS data for poverty has not yet been released for Mono County.

## **KEY FINDINGS – EMPLOYMENT**

Mono County's overall employment continues to be dominated by leisure and hospitality services, retail trade and government.

Major employment centers are located in Mammoth Lakes (services, retail trade, government), June Lake (seasonal services and retail trade) and Bridgeport (government). Despite the availability of

Commercial (C) and Mixed Use (MU) zoning throughout communities in the unincorporated area, it is unlikely that sufficient jobs will develop to eliminate the need for workers to commute to jobs outside their communities.

The overall median household income in the unincorporated area in 2010 was \$79,600. The median household income varied significantly, however, throughout the County. The total number of persons and families with income below poverty level decreased between 1989 and 1999.

#### Housing Characteristics

##### Housing Types

Housing in unincorporated Mono County is predominantly single-family detached units and mobile homes. Since 1990, all types of housing in the unincorporated area increased except for single-family attached units and mobile homes. During that period, multifamily units had the greatest percentage increase, with an increase of 41 percent from 1990-2010.

##### Housing Stock Conditions

The Mono County Community Development Department has completed a comprehensive Housing Condition Survey for the unincorporated area of the County. In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years. There are areas in the County, however, where maintenance and rehabilitation of the housing stock is an issue.

#### **KEY FINDINGS – HOUSING CHARACTERISTICS**

Housing in the unincorporated area of Mono County is primarily single-family residences including mobile homes. Between 1990 and 2010, the number of multifamily units had the highest percentage increase of any type of housing.

In general, Mono County's housing stock is in fair to good condition. Approximately 60 percent of all housing units in the unincorporated area have been built in the past 30 years.

#### Regional Housing Need

##### Regional Housing Need

The Department of Housing and Community Development (HCD) established Regional Housing Needs for the unincorporated area of Mono County for the planning period (2014-2019): 9 units for very low-income households, 7 units for low-income households, 9 units for moderate-income households, and 19 units for above moderate-income households.

#### **KEY FINDINGS – REGIONAL HOUSING NEED**

In contrast to prior planning periods for the housing element, housing starts have slowed dramatically in the County. Housing starts have averaged only 13 per year since the housing crash of 2008.

Due to the slowing in housing starts, Mono County has made little progress in meeting the identified regional housing needs. The remaining housing need is 58 units for very low-income households, 47

units for low-income households, 28 units for moderate-income households, and 33 units for above moderate-income households.

### Land Use Inventory

#### Physical and Environmental Constraints

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development. Development in the following areas may be prohibited by the County's General Plan and/or Land Development Regulations, by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures: remote locations without reasonable access or available public services, hazard-prone areas (avalanche-prone areas, fault hazard zones, geologically sensitive areas, flood plains), areas with low permeability soils unsuitable for septic systems, and environmentally sensitive areas (wetlands, stream corridors, sensitive wildlife habitat, areas with endangered plant species).

#### Zoning for Lower Income

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing. The following land use designations promote the provision of affordable housing: Multi-Family Residential-Low, Moderate, High (MFR-L, M, H); Mixed Use (MU); and Commercial Lodging-Moderate, High (CL-M, H).

#### Infrastructure Availability

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the County have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells.

Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available. If community water is available, but individual septic systems are required, the minimum lot size required by RWQCB is 20,000 square feet. If both individual wells and septic systems are required the minimum lot size is 40,000 square feet.

In some areas in the County where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the County also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

#### Redevelopable Sites

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

#### Sites & Zoning that Facilitate Housing for Farmworkers & Homeless

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. There are many acres of agriculturally zoned land in Antelope Valley, Bridgeport Valley, and Tri Valley.

The Mono County Land Development Regulations do not specifically address housing for homeless since there is not a significant homeless population in the County. Zoning designations that allow for multiple-family residential units; i.e., Multiple-Family Residential (MFR-L, M, H), Mixed Use (MU), and Commercial Lodging (CL-L, H) would also provide for homeless housing if it becomes necessary.

#### Realistic Capacity

Mono County's Land Use Element, in Chapter V, Projected Buildout, discusses land available for development by zoning district and the realistic buildout figures for that land. Tables t show projected buildout figures for each community area and for the private lands outside community areas. These tables note where maximum densities are not realistic based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. Realistic capacity is also addressed in Appendix B for specific income groups.

### **KEY FINDINGS – LAND USE INVENTORY**

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Mono County has several land use designations that provide density bonuses for affordable housing and that are intended to provide for the efficient use of land and to increase opportunities for affordable housing.

Water and sewer systems are available in some communities. If individual septic systems are required, the minimum lot size required is 20,000 square feet. If individual wells and septic systems are required, the minimum lot size is 40,000 square feet. In some areas of the County, these requirements make it necessary to have more than one lot to build a house.

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. There is no need to include redevelopable sites as part of this analysis.

Mono County's Land Development Regulations allow farm housing and multifamily residential units, such as homeless housing, in several land use designations. There are many acres of agriculturally zoned land in the County. There are not significant homeless or farm workers population in the County, however, so those types of housing are not a high priority.

Maximum densities are not realistic in some areas based on environmental constraints, lack of infrastructure, lack of access, and/or community desire to keep large parcels of agricultural land as open space. These areas are generally outside of established communities. Within many communities, maximum densities are realistic due to lack of environmental constraints, adequate services and access, and higher density designations.

### Governmental Constraints

#### Land Use Controls

Mono County's Land Use Designations and Land Development Regulations, which are integrated into the Mono County Land Use Element, provide for residential development throughout the unincorporated portion of the County. The County's Land Use Element, including the Land Development Regulations, does not contain any growth-control measures. Development standards, including permitted uses, lot size, lot dimensions, lot coverage, setbacks, density, building heights, and parking requirements have remained consistent since the early 1990s and have not been identified as constraints to development. Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities countywide.

#### Requirements Imposed by Other Agencies

A number of other agencies (e.g., Southern California Edison, Lahontan Regional Water Quality Control Board, U.S. Army Corps of Engineers, California Department of Fish and Game) impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development.

#### Codes and Enforcement

The Mono County Building Division enforces current building, plumbing, mechanical, electric and energy codes. Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing.

The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

#### On-/Off-Site Improvement Standards

On-site improvements for residential construction are generally limited to improvements required by the County's Fire Safe Regulations, and septic and water improvements required by the County Health Department or by local sewer and water providers. These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project that in turn may increase the cost of housing within the project.

#### Fees and Exactions

Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project and is now in the process of switching to electronic permit processing in order to streamline the process further. The County may also require the following land dedications and exactions, depending on the location and type of the development: street rights of way, public utility easements, open space and trail dedications, snow storage easements, employee housing.

Total fees for a typical single-family and multifamily development will vary depending on where in the County the project is located. Typical fees for a multifamily residential unit will be approximately 75 percent of the cost for a single-family residential unit.

The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

#### **KEY FINDINGS – GOVERNMENTAL CONSTRAINTS**

Although Mono County's land development regulations and development standards have not been identified as constraints to development, there may be opportunities to increase the flexibility of those regulations in order to increase housing opportunities Countywide.

A number of other agencies impose land use controls that may constrain development in Mono County by affecting the location and/or cost of development.

The Mono County Building Division enforces a variety of building standards established on a countywide basis. Building Code requirements are generally state standards and do not create a constraint to the development of housing. The County has an ongoing code compliance program to ensure compliance with the County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. It does not create a constraint to development.

On-site improvements for residential construction are generally limited to improvements required by the County's Fire Safe Regulations, and septic and water improvements required by the County Health Department or by local sewer and water providers. These required improvements are based on state requirements and do not create an additional constraint to development. Local fire departments may also require additional on-site improvements. Off-site development requirements for residential construction are generally limited to collection of school district fees and fire protection mitigation fees in areas within fire protection districts.

On-site improvements for subdivisions and land divisions may include the above requirements as well as additional requirements depending on the size and type of the proposed subdivision. Due to the environmental sensitivity of much of the land in the County, additional development requirements may be imposed through the environmental review process on discretionary projects (this does not apply to the construction of a single-family residence by an individual). Additional development requirements to mitigate significant environmental impacts from a proposed project may increase the overall cost of the project that in turn may increase the cost of housing within the project.

Mono County collects development fees and building permit fees to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project and is now in the process of switching to an electronic permit processing system. The County may also require the land dedications and exactions, depending on the location and type of the development.

The County completed a fee impact study and adopted a Housing Mitigation Ordinance in order to implement in-lieu fees and/or land dedications to provide for affordable housing.

#### Non-Governmental Constraints

##### Land Costs

Land costs vary significantly depending where a parcel is located, whether community utilities are available to the site, whether infrastructure (access roads, utility lines) are installed on site, on the type of parcel (small town lot, large agricultural parcel), and on the housing demand in the area. No one area has overall lower or higher land costs; it depends on the parcel in question.

##### Construction Costs

Construction costs are estimated to range from \$150-\$250 per square foot for single-family residential construction in the unincorporated area of Mono County. These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

##### Availability of Financing

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. Lower interest rates are making it feasible for households with more moderate incomes to construct or purchase homes.

There are a number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing. These programs are generally available to Mono County residents.

##### Units at Risk of Conversion to Market Rate Uses

Mono County does not have any multifamily rental housing that could be converted to market-rate rents.

### Energy Conservation

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with the Title 24 of the California Administrative Energy Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

Mono County General Plan policies encourage the "prudent use of energy and allow substitution of alternative energy sources for conventional energy when such substitution would result in minimal environmental impacts." Policies allow for the use of alternative energy sources, such as passive and active solar, in new residential construction, and encourage energy conservation, including weatherization programs. Several state and local agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

### **KEY FINDINGS – NON-GOVERNMENTAL CONSTRAINTS**

Land costs vary significantly throughout Mono County depending on a number of factors. No one area has overall lower or higher land costs; it depends on the parcel in question.

Due to the wide range of land costs, fees and development requirements throughout the County, it is very difficult to estimate a "typical" total development cost for single-family residential development.

Financing for home construction or purchase is now generally available to Mono County residents at competitive rates. A number of government-assisted loan programs to enable low- and moderate-income households to construct or purchase housing are generally available to Mono County residents.

Mono County does not have any multifamily rental housing that could be converted to market rate rents.

All new development and major remodeling in Mono County must comply with state energy code requirements. The Mono County General Plan promotes alternative energy sources and encourages energy conservation. Local and state agencies provide energy assistance and weatherization programs for low-income residents in Mono County.

### **KEY FINDINGS BY AREA PLAN**

#### ANTELOPE VALLEY

Marine base housing has great influence on regional demographics.

Population has remained relatively stable. Growth pressures not anticipated.

Higher numbers of Hispanic, American Indian and African American persons than elsewhere in the unincorporated area.

Higher number of seniors than elsewhere in Walker and Topaz (28%) and higher number of children under 18 in Coleville (34%)

High average family size in Coleville, average in Walker.

Average rental rate in Walker (31%) high in Coleville (72%) low percentage of seasonally vacant homes.

Lower annual median household income, 40-\$50,000 per household, countywide median \$62,000.

High travel times to work and high numbers working outside the county and outside the state.

Higher number multifamily residences (Coleville) and mobile homes than elsewhere.

Some Mixed Use (MU) zoning in Walker that allows multifamily units.

Individual wells and septic systems requirements limit density.

#### BRIDGEPORT

Population decreasing, 2010 census (575) equal to 1980 census.

Slightly higher numbers of Hispanic and American Indian persons than elsewhere in the unincorporated area.

Slightly higher number of seniors than elsewhere (17%)

Low average household size (2.18), very high percentage of 1 person households (34%).

Slightly above average rental rate (38%) low percentage of seasonally vacant homes (13%).

Higher annual median household income, \$71,000 per household, countywide median \$62,000.

Oldest housing stock in the county, 65% of housing over 30 years old, only 9% less than 10.

Land uses allow for high density, existing infrastructure allows for high density.

#### MONO BASIN

High percentage of children under 18 and large household size.

Low percentage of seniors over 65.

Second lowest median age in county (30).

In community of Lee Vining land uses and infrastructure allow for high density.

Higher percentage of Hispanic persons than other communities.

Average median income.

#### JUNE LAKE

Very High Seasonal Vacancy Rate (59%)

Total vacancy rate 65%.

High percentage of renter occupied units (46%)

High percentage of poor quality housing stock, especially mobile homes.

Slightly below average number of children under 18 and seniors over 65.

Below average median income.

Highest percentage of multi-family housing.

#### BENTON, CHALFANT

Very low median household income in Benton, below average in Chalfant.

Highest percentage of American Indian in county (18%).

Low percentage of seasonal vacancies.

In Chalfant Lowest total vacancy rate in the county (12%).

#### LONG VALLEY, SWALL MEADOWS, PARADISE

Continue to see growth pressure from Mammoth.

High/Very High percentage of owner occupied units. 96% in Paradise.

Household income well above countywide average in all three communities.

Very low average household size in Paradise/Swall. Slightly below average in Crowley.

Very high median age, high percentage of seniors over 65 in Paradise/Swall and low % under 18.

In Crowley, just below average percentage of seniors, just above average children under 18.

Low percentage of seasonal vacant homes (10-20%). Except Sunny Slopes (44%)

Below average ethnic diversity. One exception is highest percentage of Asian 3-4% in all communities.

Hispanic population well below average except in Crowley slightly below average.

Housing stock generally in Good/Fair condition. 1% poor, compared to 15% countywide.

Wide mix in age of housing stock. Just over 50% of housing stock less than 20 years old.

Highest median home prices, most volatile real estate markets.

Mixed Use and SP Land Use Designations in Crowley allows for multi-family residential development.

#### **COMMENTS RECEIVED FROM RPAC OUTREACH 2014**

Crowley, Wheeler Crest, Paradise

RPAC 3/26/14

Water limitations must be considered.

Consider a LAFCO study regarding merger of existing sewer district and water companies.

Water and sewer systems need capital funds as the lack of construction has resulted in no new fees being generated.

Consider a program to assist mobile home renters in purchase of home with willing seller.

Young adults continue to find housing in Crowley as it is more affordable than Mammoth.

Chalfant, Benton

RPAC 3/17/14

Would like to see program that incentivizes junk removal from properties.

Bridgeport

RPAC 2/20/14, 3/20/14

Rentals are typically available but can be seasonally limited.

Affordable housing stock is old, typically 30-40 year old mobile homes and older apartments.

No new apartments have been built for decades.

Vacation homes are not available or feasible as seasonal workforce rentals.

Real estate market is influenced by very limited supply.

Vacation/second homes typically are not utilized in winter.

Low winter population results in most businesses operating successfully.

Cost of construction including increased regulations continues to increase, resulting in conventionally built homes no longer feasible for middle class.

Antelope Valley 2/6/14, 3/6/14

Why does the state require an update every 5 years?

## 6. HOUSING PROGRAM

### STATUTORY REQUIREMENTS

Local governments have the responsibility to adopt a program that implements the policies, goals and objectives of the Housing Element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives and the utilization of financial resources. Policies guide housing development within the locality.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

Immediate, short-term and long-term action steps;  
Proposed measurable outcomes; and  
Specific funding sources, where appropriate.

### HOUSING POLICIES AND PROGRAMS

#### OVERALL HOUSING GOAL

Provide an adequate supply of sound and safe affordable housing for all County residents.

#### **PROVISION OF ADEQUATE SITES**

- |          |   |
|----------|---|
| Goal     | Plan for adequate sites and facilities to support future housing needs.   |
| Policy 1 | Facilitate the provision of housing in unincorporated communities to meet local housing demand.   |
| Policy 2 | Ensure that adequate infrastructure exists or will be provided to support future housing development.   |
| Policy 3 | Identify potential housing sites, including seasonal housing units on public lands, agency employee housing (USFS, BLM, Caltrans, LADWP and Mono County), and under-utilized sites.   |
| Policy 4 | Seek adequate sites for housing in Mono County and the Eastern Sierra through coordination with other public agencies (i.e., Town of Mammoth Lakes, Inyo County, USFS, BLM, Caltrans, LADWP, DFG, State Parks and Marine Corps), private concerns, nonprofit entities and tribal governments. |
| Policy 5 | Plan for adequate sites and facilities to be available for housing all segments of the population, including the homeless; citizens in need of short-term emergency shelter   |

housing (e.g., victims of natural hazard occurrences or accidents and temporarily homeless); and seasonal workers, including farm workers and ski industry workers.

Policy 6 Utilize a Regional Housing Authority or similar entity to develop, implement and manage housing programs in Mono County and the Eastern Sierra.

Policy 7 Consistent with the Land Use Element, designate adequate sites for a variety of residential development in each community to help establish self-sufficient-communities that balance job locations with housing; i.e., develop a sufficient year- round residential population in communities to support local schools, commercial services, and other services.

#### PROGRAMS

**Program 1,1 Through the CPT Land Tenure Subcommittee, maintain the Land Tenure master plan and Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing**

Responsible Agencies: CDD, Private Land Owners, USFS

Timeframe: Ongoing

Funding: Grants/Private

Actions: Ongoing maintenance of plan. Continue Pine Glade discussions.

**Program 2,2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.**

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: 2014

Funding: Grants

Actions: Amend Land Tenure Plan to include appendix of existing and potential agency housing area.

**Program 3,3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth. Work to incorporate such policies into agency planning documents.**

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: Ongoing

Funding: Grants

Actions: Provide comments on agency planning documents to ensure inclusions of consistent housing policies.

**Program 4,4 Examine the inventory of County-owned land for potential housing sites (e.g., road shop sites, Conway Ranch, Sheriff Substation, etc).**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2014

Funding: Grants

Actions: In area plan updates, include discussion and analysis of county owned land.

**Program 5,5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.**

Responsible Agencies: CDD, BLM, USFS, LADWP

Timeframe: 2014

Funding: Grants

Actions: Continue analysis and prioritization in Area Plan updates.

**Program 6,6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Cross reference land use element provisions with LAFCO MSR updates.

**Program 7,7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.**

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants, LAFCO

Actions: Prioritize districts that have financial needs during the MSR update process.

**Program 8,8 The County has identified its community centers as emergency. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.**

Responsible Agencies: CDD, PW (Facilities)

Timeframe: Ongoing

Funding: Grants

Actions: Monitor emergency housing needs through inter department coordination meetings.

**Program 9,9 Ensure that the County's Multi-Hazard Functional Plan, prepared by the County's Office of Emergency Services, remains up-to-date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.**

Responsible Agencies: Office of Emergency Services

Timeframe: 2014

Funding: Grants

Actions: Pursue funding and update plan as needed. Coordinate with LHMP plan update in 2014.

**Program 10,10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons.**

Responsible Agencies: IMACA, Social Services, MLH

Timeframe: Ongoing

Funding: State Funding, Grants

Actions: IMACA and Social Services

**Program 11,11 Implement housing policies contained in area plans, such as the workforce housing and density bonus policies of the June Lake Area Plan.**

Responsible Agencies: CDD

Timeframe: 2014, Ongoing

Funding: Application Fees, Grants

Actions: Regularly update RPACs on Area Plan housing policies, In 2014 extract regulations from Area Plans and move into new section of Land Use Element chapter 4.

**Program 12,12 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 13,13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees.

Actions: Ongoing as development occurs.

**Program 14,14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees.

Actions: Ongoing as development occurs.

**Program 15,15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 16,16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.**

Responsible Agencies: ED, CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to pursue funding with focus on main street communities.

**Program 17,17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 18,18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.**

Responsible Agencies: CDD, LAFCO

Timeframe: 2014-2015

Funding: Grants

Actions: Include residential limitation analysis in LAFCO MSR updates and General Plan build out updates.

**Program 19,19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 20,20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 21,21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.**

Responsible Agencies: CDD, PW

Timeframe: 2014

Funding: Grants, General Fund

Actions: Subdivision ordinance revisions currently undergoing legal review.

**Program 22,22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants

Actions: Continue to explore with RPACS and community groups.

**Program 23,23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to consider with RPACs and community groups as development occurs.

**Program 24,24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Program will be reorganized into broader Agricultural Policies chapter of General Plan, clustering polices will be strengthened and provisions for expansion of the program will be detailed.

**Program 25,25 Develop and implement a web-based program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.**

Responsible Agencies: CDD, IT

Timeframe: 2014

Funding: Grants

Actions: Use GIS to create pilot web map tool.

**Program 26,26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 27,27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the multi-family land designations (such as MFR); and c) stipulate that emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Consider adding emergency shelters as a permitted use in MFR designations (currently permitted in PF designation)

## **HOUSING FOR LOW AND MODERATE INCOMES**

Goal Consistent with state requirements, pursue creative, economical and sustainable ways to house low- and moderate-income groups.

Policy 1 Facilitate the provision of affordable housing to meet the needs of all economic segments and special housing groups.

Policy 2 Plan for a sufficient number of affordable/employee housing units, including affordable family sized units to meet resident needs in each community.

Policy 3 Increase the housing stock to provide for affordable/employee housing units by promoting the use of existing recreational second-home units for permanent residents.

Policy 4 Promote a jobs/housing balance by awarding residents employed in their community preferential access to community housing programs, such housing purchases or rentals in that community.

Policy 5 Require new development projects to provide their fair share of affordable housing units – an amount sufficient to accommodate the affordable housing demand created by the development project. Refine and continue use of inclusionary housing requirements to reflect a fair share contribution of units, in-lieu fees, land, etc. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Policy 6 Pursue a variety of techniques, such as equity sharing, deed restrictions, and public or nonprofit ownership of affordable housing units in order to maintain the affordability of those units.

Policy 7 Develop a range of approaches to affordable housing that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;

- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions;
- energy efficient designs; and
- "share a house" programs designed to ease the burden of housing costs for residents, including seniors and disabled.

Policy 8 Work to develop a variety of affordable housing unit types within community areas.

Policy 9 Based upon state regional housing need allocations, assign proportionate housing targets to unincorporated communities. Assist each community in meeting these targets and providing for its fair share of the unincorporated housing need.

**Program 1,28 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code).**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 2,29 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for extremely low, low and moderate income housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for extremely low, low and moderate income housing projects.**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Fee waivers and reductions for qualifying projects will continue to be analyzed. Development impact fees and certain permitting fees have been permanently eliminated.

**Program 3,30 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.**

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Application Fees

Actions: Ongoing as development occurs.

**Program 4,31 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the County.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Not Applicable.

Actions: Continue to implement program.

**Program 5,32 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.**

Responsible Agencies: Housing Authority, MLH, IT

Timeframe: Ongoing

Funding: Grants

Actions: Continue web-site maintenance as resource for housing related programs.

**Program 6,33 The Mono County Housing Authority, in cooperation with local social service agencies including IMACA and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled, including persons with developmental disabilities.**

Responsible Agencies: Housing Authority, MLH, IMACA

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to implement

**Program 7,34 During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Encourage planning staff to engage applicants early in the plan review process.

**Program 8,35 Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees, General Fund

Actions: Consult with RPACs and incorporate policies in Area Plans where well received.

**Program 9,36 Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include extremely low, low and moderate income housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be**

**appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.**

Responsible Agencies: CDD

Timeframe: Ongoing, Suspended until 2015

Funding: General Fund

Actions: Work with BOS to modify Mitigation Requirements so that a program is reinstated in 2015.

**Program 10,37 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015

Funding: General Fund

Actions: Present fair share fee study to Housing Authority.

**Program 10,38 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.**

Responsible Agencies: CDD

Timeframe: 2015, ongoing

Funding: General Fund

Actions: Work with BOS to modify Mitigation Requirements so that a program is reinstated in 2015.

**Program 11,39 Through collaboration with a regional housing authority or similar entity, develop a range of extremely low, low and moderate income housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:**

- a threshold fund that provides zero interest security deposit loans for tenants;
- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy efficient designs and prescriptive designs.

Responsible Agencies:

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue developing at least one strategy each year and report to Housing Authority.

**Program 12,40 The County will meet with developers and encourage the development of housing for extremely low, low and moderate income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical**

assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for extremely low, low and moderate income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

**Program 14,41 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.**

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015, Ongoing

Funding: General Fund

Actions: Work with Housing Authority to modify Mitigation Requirements so that a program is reinstated in 2015.

**PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS**

Goal Increase housing opportunities throughout the County, particularly in community areas by limiting governmental constraints on housing development.

Policy 1 Revise the Land Development Regulations of the General Plan to allow for greater flexibility in housing development in communities by substituting performance standards/criteria for rigid development standards where practical.

Policy 2 Revise the County's Subdivision Ordinance to provide greater flexibility in the division of land for a variety of housing types and to ensure consistency with the General Plan.

**Program 1,42 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:**

- parking requirements, particularly in June Lake and older central business districts;
- snow storage requirements;
- allowing smaller minimum lot sizes where appropriate for affordability;
- broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
- establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: CDD

Timeframe: 2014-2015

Funding: Grants

Actions: All development standards will be evaluated, revised, and re-organized as part of the General Plan update.

**Program 2,43 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.**

Responsible Agencies: CDD

Timeframe: 2014

Funding: Grants

Actions: Standards for farm labor housing will be addressed in the General Plan update.

**Program 4,44 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Projects will continue to always be encouraged to go through the LDTAC preapplication process.

**Program 5,45 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.**

Responsible Agencies: CDD

Timeframe: 2016

Funding: General Fund

Actions: Permit procedures and application materials are continuously reviewed particularly with each code change cycle.

**Program 6,46 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.**

Responsible Agencies: CDD, BOS

Timeframe: Ongoing

Funding: General Fund

Actions: As part of the comprehensive General Plan Update, an ordinance based upon the "Model Ordinance for Providing Reasonable Accommodation Under Federal and State Fair Housing Laws" will be adopted.

## **CONSERVATION AND REHABILITATION**

Goal        Ensure the supply of safe, decent, sound housing for all residents.

Policy 1    Promote energy conservation in all residential neighborhoods.

Policy 2    Promote public awareness of the need for energy conservation.

Policy 3    Support development of programs and policies that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 4 Ensure that housing for all residents is safe and sound.

Policy 5 Maintain the existing affordable housing stock through rehabilitation, replacement and conservation.

**Program 1,47 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Application Fees

Actions: Implement as development occurs.

**Program 2,48 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 3,49 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.**

Responsible Agencies: CDD

Timeframe: Ongoing.

Funding: Grants, General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs

**Program 4,50 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.**

Responsible Agencies: CDD (Building Division)

Timeframe: 2016

Funding: General Fund

Actions: Update during planning cycle.

**Program 5,51 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate 5 units during the planning period. The County will apply annually for CDBG funds.**

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to implement program.

**Program 6,52 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.**

Responsible Agencies: CDD, Housing Authority

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 7,53 Assist applicants in accessing home rehabilitation loans.**

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 8,54 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: Grants

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 9,55 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer informal pre-inspection services.

**Program 10,56 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.**

Responsible Agencies: CDD (Code Enforcement)

Timeframe: Ongoing

Funding: Compliance Fees, General Fund

Actions: Continue to identify and address property maintenance issues.

**Program 11,57 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:**

- Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;
- Developing a user-friendly process for repair, remodel and refurbishment, including handouts;
- Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;
- Considering fee reductions and fast-track permit review for qualifying remodels; and
- Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to offer free of charge informal consultation on all rehabilitation projects.

### **EQUAL HOUSING OPPORTUNITIES**

Goal Promote equal housing opportunities for all persons.

Policy 1 Ensure that information on fair housing laws is easily available.

Policy 2 Ensure that complaints about housing discrimination are addressed promptly and appropriately.

**Program 1,58 Disseminate and maintain fair housing information and education materials throughout the County and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, shopping areas and web-sites.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to provide information on web-site, at permit counter, and distribute information at RPACs.

**Program 2,59 Refer persons with complaints of housing discrimination to appropriate agencies such as IMACA, the Department of Social Services, or the district office of the Department of Fair Employment and Housing.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Utilizing regular county department head management meetings, ensure all departments that interact with general public know policy for routing housing discrimination complaints.

### **PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES**

Goal Preserve development reserved for low-income and/or employee housing uses at risk of conversion to market rates.

- Policy 1 Ensure that units designated for low-income and/or employee housing uses remain restricted to those uses.
- Policy 2 Ensure that units generally considered affordable (i.e., mobile homes) remain as residential uses.
- Policy 3 Ensure that units participating in state or federal rental assistance or subsidy programs remain in those programs to retain affordability.

**Program 1,60 Legally restrict units intended for low-income and/or employee housing uses to those uses, report on legal status/policies of agency owned housing units.**

Responsible Agencies: BOS, State/Federal Agencies/CDD

Timeframe: Ongoing

Funding: General Funds

Actions: Through the CPT land tenure subcommittee tasks of program 2,2 include the rental policy status of all agency housing in the agency housing inventory.

**Program 2,61 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.**

Responsible Agencies: CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Implement as development occurs.

**Program 3,62 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.**

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Funding: General Fund

Actions: Continue to streamline permits

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
www.hcd.ca.gov



RECEIVED  
APR 18 2014  
MONO COUNTY  
Community Development

April 16, 2014

Mr. Brent Calloway  
Community Development Analyst  
Community Development Department  
County of Mono  
P.O. Box 347  
Mammoth Lakes, California 93546

Dear Mr. Calloway:

**RE: County of Mono's 5<sup>th</sup> Cycle (2014-2019) Draft Housing Element**

Thank you for submitting the County of Mono's draft housing element update received for review on April 7, 2014, along with additional revisions received on April 11, 2014. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on April 10, 2014 with you.

The draft element with revisions meets the statutory requirements of State housing element law. The draft element with revisions will comply with State housing element law (Article 10.6 of the Government Code) when the draft element and revisions are adopted and submitted to the Department, in accordance with Government Code Section 65585(g).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your hard work and dedication in preparation of the housing element and looks forward to receiving Mono County's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora  
Assistant Deputy Director

# 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  
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## PLANNING COMMISSION RULES FOR THE TRANSACTION OF BUSINESS (Authority: MCC 2.36.040 C)

### ARTICLE I

#### SECTION 1. OFFICERS

- A. Chair, Vice-Chair. The officers of the Commission shall be a Chair and a Vice-Chair, who shall be members of the Commission elected by the Commission as soon as practicable following the first day of every year, and who shall serve at the pleasure of the Commission.
- B. Secretary. There shall also be a Secretary who shall not be a Commissioner. The Secretary shall be vested with all the powers and duties of Secretary pursuant to these rules and the various ordinances of the County of Mono.
- C. In the absence of the Chair and Vice-Chair, any other Commissioner shall call the Commission to order, whereupon a Chair shall be elected from the members of the Commission present to preside for that meeting only.

#### SECTION 2. POWERS & DUTIES OF OFFICERS

- A. The Chair shall preside at all meetings of the Commission, swear witnesses in all proceedings of the Commission where sworn testimony is taken, and exercise and perform such other powers and duties as are conferred upon him/her by law and these rules.
- B. The Vice-Chair shall have and perform all the powers and duties of the Chair in the absence of the Chair from any meeting of the Commission or whenever the Chair is unable for any reason to act.
- C. The Secretary shall:
  1. Keep and record the minutes of all meetings of the Commission, and *include* a copy of the minutes of each meeting *in the next meeting's agenda packet*;
  2. Keep complete files of all communications to the Commission, documents filed with the Commission, and all other necessary records of the Commission;
  3. Act as custodian of the minutes and of all the records of the Commission; and
  4. Perform such other duties as the Commission may from time to time prescribe.

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 I. Lizza

**SECTION 3. MEMBERS OF THE COMMISSION**

- A. The Planning Commission shall consist of five members and shall be organized and exercise powers as prescribed by the California Government Code and by ordinance of the County of Mono.
- B. Terms of the Commission
1. The terms of office are as follows:
 

<u>DISTRICT</u>	<u>FOUR-YEAR TERM EXPIRES</u>
# 1	March 1, 2015, 2019, 2023, 2027
# 2	March 1, 2017, 2021, 2025, 2029
# 3	March 1, 2017, 2021, 2025, 2029
# 4	March 1, 2017, 2021, 2025, 2029
# 5	March 1, 2015, 2019, 2023, 2027
  2. Commissioners *may serve in excess of a period of 12 years per Board of Supervisors ordinance ORD07-01, adopted Feb. 13, 2007.*
  3. Members of the Planning Commission may be removed by a majority of the Board of Supervisors for the following reasons:
    - a. Failure to meet the following attendance requirements: A Commissioner shall not have three consecutive unexcused absences from regular meetings, nor may a Commissioner miss five or more regular meetings in any 12-month period;
    - b. Acting inappropriately, in the sole discretion of the Board, in matters regarding conflict of interest or personal bias;
    - c. Failure to carry out Commissioner duties over a period of time due to a frequent inability to vote caused by repeated conflict-of-interest issues;
    - d. Failure to carry out the duties of Commissioner by repeatedly abstaining on matters when there are no apparent conflict-of-interest or bias issues; and
    - e. Any other cause not enumerated herein which, in the opinion of a majority of the Board, reflects the Commissioner's failure to carry out the duties of the Commission, or which brings discredit to the County of Mono.

**ARTICLE II**

**MEETINGS**

**SECTION 1. REGULAR MEETINGS**

The regular meetings of the Commission shall be held on the second Thursday of every month, commencing at 10:00 a.m. All meetings shall be duly noticed. Unless otherwise provided, meetings shall be held in the Board of Supervisors chambers, Courthouse, Bridgeport, California. The Commission may, on a majority vote of its members, or with the approval of the Chair upon consultation with the Community Development Director, cancel any regular meeting.

**SECTION 2. SPECIAL MEETINGS**

A special meeting may be called at any time by the Chair, and the Chair shall call a special meeting at the written request of three members of the Commission. Notice of each special meeting shall be given by delivering personally, or by email, a written notice thereof to each Commissioner, and to each newspaper of general circulation, radio, or television station requesting notice in writing. Such notice must be delivered personally or by email at least 24 hours before the time of such meeting. Such written notice may be dispensed with as to any Commissioner who at or prior to the time the meeting convenes, files with the Secretary a written waiver of notice. Such written notice may also be dispensed with as to any Commissioner who is actually present at the meeting at the time it convenes.

### **SECTION 3. ADJOURNED MEETINGS**

The Commission may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. Less than a quorum may so adjourn from time to time. If all members of the Commission are absent from any meeting, the Secretary shall declare the meeting adjourned to a stated time and place. When a regular or adjourned regular meeting is adjourned as provided in this section, the resulting adjourned regular meeting is a regular meeting for all purposes. When an order of adjournment fails to state the hour at which the adjourned meeting is to be held, it shall be held at the hour specified in these rules for regular meetings.

### **SECTION 4. WORKSHOPS**

- A. A workshop may be convened by the Commission as a whole, or by a committee of the Commission. It shall be convened in the manner prescribed for the calling of a regular or special meeting.
- B. Workshops shall be duly noticed and open to the public in accordance with the Brown Act.

### **SECTION 5. QUORUM**

A majority of the members of the Commission shall constitute a quorum for the transaction of business.

### **SECTION 6. RESOLUTIONS & MOTIONS**

Any actions or decisions of the Commission at any meeting shall be expressed by motion, duly seconded and voted upon by members of the Commission. The roll need not be called in voting upon a motion, except when requested by a Commissioner. If the roll is not called, in the absence of an objection, the Chair may order the motion unanimously approved. When the roll is called on any motion, any Commissioner present who does not vote in an audible voice shall be recorded as voting aye. The minutes or other public record of the meeting shall reflect the vote or abstention of each Commissioner.

The Chair of the Commission may second any motion and present and discuss any matter as a Commissioner without having to step down from the chair. The Chair of the Commission shall be entitled to vote on all matters before the Commission.

Every Commissioner must vote except when disqualified by reason of a conflict of interest or as otherwise required by law.

The adoption by the Commission of findings or recommendations to be made and reported to the Board of Supervisors may be made by resolution adopted on motion duly seconded and carried. Resolutions of the Commission may be adopted with modification or corrections stated orally by the Commission in the record, and referred to the Secretary of the Commission for incorporation of any such changes.

#### **SECTION 7. REPORTS TO THE BOARD**

When the Commission has by resolution made a recommendation to the Board of Supervisors, this action shall be reported to the Board as soon as practicable thereafter except as otherwise may be provided for. The action of the Commission shall be reported by the Director, or a member of his or her staff designated by him or her, but the Chair, or in his or her absence the Vice-Chair, or another Commissioner appointed by the Chair, may be present at the Board meetings when deemed advisable by the Commission.

#### **SECTION 8. ORDER OF BUSINESS**

At the regular meetings of the Commission, the following shall be the order of business:

1. Call to order
2. Pledge of allegiance
3. Public comment
4. Approval of minutes
5. Agenda of Commission
  - A. Consent agenda
  - B. Public hearings
  - C. Action items
  - D. Workshop items
  - E. Reports
    - 1) Director
    - 2) Planning Commissioners
6. Adjournment

The presiding officer may vary the order of business to expedite the conduct of the meeting provided no item is taken prior to the time for which it is listed on the agenda.

#### **SECTION 9. AGENDA**

Routine items to be placed on the agenda shall be determined by the Director; non-routine items shall be determined by the Director in consultation with the Chair. Any Commissioner may request the Chair to place any matter on the agenda, and it shall be so placed unless the Chair determines that the matter is not germane to Commission business as provided by law. In the case of such determination by the Chair, the Chair shall place the request and determination before the Commission, for its decision, at the next regular meeting.

The length of the agenda shall be determined by the Director in consultation with the Chair, and when deemed necessary, shall be limited to those items that can be satisfactorily concluded during a meeting day. When the workload becomes excessive, special meetings may be called.

#### **SECTION 10. HEARING CONTINUANCES**

Upon receipt of a request by the applicant or representative for good cause shown in writing,

and prior to the mailing of the official public notices announcing the time and place of the meeting, the Director shall reschedule a hearing date. The Director may, in his discretion, reschedule a hearing date for the convenience of the Commission or the orderly conduct of business of the Department or the County.

#### **SECTION 11. OTHER RULES FOR CONDUCT OF MEETINGS**

Robert's Rules of Order (latest edition) shall govern in all matters and procedures not provided for herein or in the code, providing, however, that the failure of the Commission to conform to said rules shall not, in any instance, be deemed to invalidate the action taken.

The Chair shall remove items from the consent agenda and schedule them elsewhere on the agenda when requested by a Commissioner.

The Chair may decide to take public comment during any item on the agenda if he/she determines public comment is germane to the matter before the Commission or otherwise useful or desirable. Any citizen making a public comment shall state his/her name prior to making comment. The Chair shall instruct the person addressing the Commission to keep comments relevant to the agendaized matter, and in the interests of an orderly meeting, may limit the time for public comment. The Chair may also decide not to take public comment on items other than Public Hearings and during the agendaized public comment period.

#### **SECTION 12. CONDUCT OF PUBLIC HEARINGS**

The purpose of a public hearing is to provide the public with an opportunity to address the Commission on matters pending before the Commission. The Commission shall consider public comments along with the applicant's and staff's comments, prior to taking action. The Chair shall facilitate public hearings to elicit all relevant information for decision-making purposes in an orderly and expeditious way.

The order of procedure for Public Hearings shall be as follows:

1. The Chair shall announce the subject of the particular hearing as advertised.
2. Planning staff shall present the substance of the application or other project, staff report, and recommendation to the Commission and shall answer technical questions of the Commission.
3. The Public Hearing is opened by the Chair. The order of testimony is as follows:
  - a. Applicant's statement;
  - b. Public's statements; and
  - c. Rebuttal statements from applicant if necessary.
4. When all relevant testimony is deemed to have been heard, the Chair shall close the public hearing. When a hearing is closed, it shall remain closed except when the matter is continued to another date for further hearing, or when the Chair, or Commission consensus, determines that additional testimony is necessary or desirable, in which case the Chair shall reopen the hearing.

5. Following the close of the public hearing, the Commission shall discuss and deliberate regarding the matter and then either determine the matter or continue it to a date and time certain.
6. Rules of Testimony:
  - a. Persons addressing the Commission shall address the Commission from a designated location. They shall state their name for the record. No person shall address the Commission without first securing permission from the Chair. Comments made must be relevant to the matter before the Commission.
  - b. The Chair may set rules regarding time and relevance of public testimony. The Chair may end testimony when a presentation exceeds the time limit; and may rule "out of order" or otherwise limit repetitive testimony and testimony deemed non-germane. Additionally, irrelevancies (including comments on race, religion, creed, political matters, etc.) shall be ruled out of order by the Chair.
  - c. All comments shall be addressed to the Commission.
  - d. If a Commissioner is in possession of extra-record evidence that is relevant to his or her decision making but which does not require recusal, then the commissioner shall state such evidence for the record.
  - e. The Chair shall discourage complaints regarding the staff or individual members of the Commission during a public hearing. Complaints should be presented as a separate item on the agenda, or submitted to the Commission in writing for later consideration.

## **ARTICLE III**

### **COMMITTEES & REPRESENTATIVES ON OTHER BOARDS**

#### **SECTION 1. APPOINTMENT OF COMMITTEES**

The Chair shall appoint such committees of members of the Commission as the Commission shall from time to time authorize to investigate and report to the Commission on matters within its jurisdiction.

#### **SECTION 2. PUBLIC REPORTS**

The Commission may issue public reports setting forth its consensus on matters before the Commission. After the adoption of such a report by the majority of the Commission, those voting in dissent may concurrently submit a minority report. Majority reports shall reflect the views of the Commission and shall not be prepared in consultation with the Board of Supervisors. Minority reports shall reflect the views of the member preparing them and shall not be prepared in consultation with the Board of Supervisors.

## ARTICLE IV DOCUMENTATION

### SECTION 1. POLICY

Policies in addition to those set forth herein applicable to the Commission, when not otherwise set forth by law, may be adopted by resolution of the Board of Supervisors. In the absence of policies established by the Board of Supervisors, the Commission may by resolution adopt such policies consistent with the authority granted by subdivision C of Mono County Code section 2.36.040, and may, but is not required to, request confirmation of such policies by the Board.

### SECTION 2. STAFF REPORTS & SERVICES

On all applications for change of land use designation, requests for approval of subdivision maps, proposed amendments to the Land Use Element and other matters that may be brought before the Commission, the Director (or his or her designee) shall furnish written reports containing an analysis and recommendation. The Commission shall look to the Director and his or her designees for all information and staff services. The Director will be responsible for all assignments to staff members.

When a matter is contested and a written request is submitted to the Secretary at least 24 hours before the commencement of the hearing, the Secretary shall cause a record of such hearing to be made. If a hearing is tape-recorded, a copy of the tape may be purchased at its reproduction cost from the Secretary, provided that a deposit in an amount estimated by said Secretary to cover the cost of reproduction shall be first made. If any person desires to have a hearing reported by a stenographic reporter, he or she may employ one directly at his or her expense, and shall notify the Secretary of his or her intent at least 24 hours in advance of the meeting if possible.

When a written Planning staff report exists, the report shall be made public at the time it is presented to a majority of the members of the Commission. All staff reports shall be a matter of public record, and shall be included in the record of the hearing.

## ARTICLE V ETHICS

### SECTION 1. CONFLICT OF INTEREST

No Commissioner shall participate in the making of a decision or vote on any item in which he/she has a financial interest as defined in Government Code Sections 87100 et seq. (the Political Reform Act) and its implementing regulations, or a financial interest pursuant to Government Code Section 1090. Further, no Commissioner shall participate in the making of a decision or vote on any item with respect to which he or she is biased or otherwise conflicted due to personal interests, consistent with applicable law. Possible biases, financial interests, and other conflicts of interest shall be discussed with County Counsel.

### SECTION 2. SPECIAL REQUESTS TO COMMISSIONERS

Commissioners shall place in the record of Commission meetings a report of requests for special consideration received from any source either verbally or in writing. The purpose of this

section is to keep the public and the Board of Supervisors informed regarding any showing of unusual or special interest by any person or group in any matter before the Commission.

### **SECTION 3. APPEARANCES BEFORE THE BOARD OF SUPERVISORS**

Any Commissioner presenting a minority report to the Board may do so as a Commissioner, but shall make it clear to the Board that he/she is not presenting the sentiment of a majority of the Commission. Any Commissioner intending to make a minority report to the Board of Supervisors shall report this intention at a Commission meeting prior to making the minority report or to the Director, if no Commission meeting is scheduled prior to the item being heard by the Board of Supervisors.

## **ARTICLE VI**

### **AMENDMENT TO RULES FOR THE TRANSACTION OF BUSINESS**

#### **SECTION 1. AMENDMENT TO RULES FOR THE TRANSACTION OF BUSINESS**

These rules may be amended by the Commission by a majority of all members of the Commission at any regular meeting or special meeting.

## **ARTICLE VII**

### **DEFINITIONS**

#### **SECTION 1. DEFINITIONS**

For the purpose of these rules certain words, phrases and terms shall be construed as specified in this section:

- A. "Commission" shall mean the Planning Commission of the County of Mono;
- B. "Board" shall mean the Board of Supervisors of the County of Mono;
- C. "Law" or "Code" shall mean the ordinances of the County of Mono, the Constitution of the State of California, and any other law of the State of California that is applicable;
- D. "Director" shall mean the Community Development Director of the County of Mono; and
- E. "Staff" shall mean any County employee reporting to the Planning Commission for the County of Mono.

**ARTICLE VIII**

**ADOPTION**

**SECTION 1. ADOPTION**

The foregoing rules for the transaction of the business of the Planning Commission of the County of Mono were adopted by action of the Planning Commission of the County of Mono at its Special Meeting held on the 8th day of the month of May 2014, and signed by Planning Commission Chair Daniel Roberts.

MONO COUNTY PLANNING COMMISSION

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Daniel Roberts, Chair

ATTEST:

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C.D. Ritter, Secretary

**RESOLUTION R14-04**  
**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION**  
**REQUESTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS**  
**CLARIFY AND AFFIRM THAT THREE AFFIRMATIVE VOTES**  
**ARE REQUIRED FOR THE TRANSACTION OF BUSINESS BY**  
**THE PLANNING COMMISSION, WITH SPECIFIED EXEMPTIONS**

**WHEREAS**, historic practice and policy of the Mono County Planning Commission has required the affirmative vote of not less than a majority of the total membership of the commission, in order for the transaction of business, under Mono County Code section 2.36.030; and

**WHEREAS**, with certain exceptions, and notwithstanding section 2.36.030, state law allows for action to be taken by a majority of a quorum of planning advisory agencies such as the Mono County Planning Commission; and

**WHEREAS**, the Mono County Planning Commission believes that it is appropriate and desirable to continue the practice of requiring approval by a majority of the total membership of the commission, with certain exceptions for procedural and other minor actions; and

**WHEREAS**, the planning commission would like to request that the Board of Supervisors affirm and clarify the commission's historic practice and policy by revising section 2.36.030 of the Mono County Code to clearly and explicitly require that three affirmative votes are required for the transaction of business, with specified exceptions, by the planning commission.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE COUNTY OF MONO RESOLVES** as follows:

**SECTION ONE:** The Mono County Planning Commission hereby requests and recommends that the Board of Supervisors affirm and clarify that official action of the planning commission may only be taken upon the affirmative vote of a majority of the total membership of the commission, with the exception of planning commission approval of minutes and other procedural matters such as the scheduling and location of meetings.

**SECTION TWO:** The Mono County Planning Commission hereby suggests that such clarification and affirmation be accomplished through amendment of section 2.36.030 of the Mono County Code that governs official action by the commission.

**PASSED, APPROVED and ADOPTED** this 8<sup>th</sup> day of May 2014, by the following vote, to wit:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

MONO COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Mary Pipersky, Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
C.D. Ritter, Secretary

\_\_\_\_\_  
Stacey Simon, Assistant County Counsel

## **CHAPTER XX: AGRICULTURE PRESERVATION**

### **Sections:**

- XX Background**
- XX Purpose and Intent**
- XX Definitions**
- XX Scope**
- XX Development Credits Program Provisions**
- XX Clustering**

### **XX.000 Background**

Agriculture is an important component of the Mono County economy and cultural identity. The landowners of two valleys in particular, Bridgeport and Hammil, have expressed a strong desire to preserve their agriculturally designated lands. In these regions, a development credit program was crafted in the 1980s that allocated a fixed number of development credits to each parcel of agriculturally designated land based upon the total acreage of the individual parcel, or the total aggregated acreage of each individual landowner. Historically, a “ledger” of Development credits was maintained by the Community Development Department. This ledger is no longer maintained as the number of development credits is tracked for each parcel directly on the Land Use Designation maps. Previously, the area plans for Bridgeport and Hammil valleys have described the Development Credits Program. This chapter was created during the 2013 General Plan Update to better organize information regarding the existing development credit program and facilitate expanded agriculture preservation policies.

### **XX.010 Purpose and Intent.**

Implement the policies of the General Plan, including the area plans of the Hammil Valley, Bridgeport Valley and Bodie Hills.

Encourage the continuation of agricultural production.

Ensure the retention of parcels sized large enough for viable agricultural production by allowing a process to transfer the development potential of large parcels to smaller parcels, clustered in appropriate locations.

### **XX.020 Definitions.**

“Development Credit” – One development credit permits the construction of one single-family residence. Accessory Dwelling Units, pursuant to Chapter 16 of the Mono County Land Development Regulations, shall not be considered as a development credit.

"Exclusive Agriculture" – A land use designation given to a parcel that has no remaining development credits.

"Cluster development" – The concentration of detached single-family residences onto smaller lots than ordinarily permitted by the base designation, while not exceeding the permitted density for the total acreage being considered. This permits optimum use of the land; i.e., responding to site constraints by clustering away from the area of sensitivity or high agricultural value, yet not decreasing the allowable density.

#### **XX.040 Development Credits Program Provisions.**

The following development credit program provisions are applicable to all Agricultural land use designations noted on the with the DC suffix on the Land Use Designation maps.

##### A. Residential Development

One development credit permits the construction of one single-family residence. Accessory Dwelling Units, pursuant to Chapter 16 of the Mono County Land Development Regulations, shall be permitted and shall not be considered as a development credit.

##### B. Subdivision Potential

Development Credits shall be considered in the subdivision process. Parcels with multiple development credits may, through the subdivision process, cluster parcels smaller than otherwise allowed by the land use designation in appropriate locations. The total number of development credits allocated to a parcel equals the total number of developable parcels that may be created.

##### C. Minimum Parcel Size and Designation

1. In the Bridgeport Valley and Bodie Hills, no parcel may be created less than one acre in size.
2. In the Hammil Valley, no parcel may be created less than 10 acres in size.

Parcels created through the subdivision process that are less than the minimum allowed parcel size for the AG designation shall be redesignated with the Rural Residential (RR) designation.

##### D. Farm Labor Housing

Exclusive farm labor housing is allowed without consideration of development credits on parcels that support ongoing agricultural operations.

##### E. Exclusive Agriculture

1. One Exclusive Agriculture parcel per map may be created through the subdivision process.

2. Exclusive Agriculture parcels will be noted on the Land Use Designation maps as AG parcels with the EX suffix.
3. Exclusive Agriculture parcels of 160 or more acres are permitted one single-family dwelling and one Accessory Dwelling Unit pursuant to Chapter 16 of the Mono County Land Development Regulations.
4. Exclusive Agriculture parcels shall not be further subdivided, decreased in size by a lot line adjustment, or merged with non-exclusive agriculture parcels.
5. Exclusive Agriculture parcels may be enlarged through lot line adjustment or merger only when the larger parcel will remain completely with the Exclusive Agriculture designation.

### **XX.060 Clustering**

Wherever feasible, residential development shall occur on clustered parcels of the minimum parcel size allowed by each community. The location of the residential clusters shall be guided by the following policies:

- a. Adjacent to existing residential development (if feasible).
- b. A buffer may be required in consultation with adjacent agricultural landowners.
- c. Avoiding steep slopes and fault hazard areas.
- d. Avoiding wetlands and areas subject to flooding.
- e. Away from visually sensitive areas, such as ridgelines or along scenic highways.
- f. Minimizing impacts to wildlife including migrating deer, sage grouse, etc.
- g. Minimizing impacts to cultural resource sites.
- h. Proximate to existing access and utilities (if feasible).
- i. On soils of sufficient structural and sanitary waste disposal capabilities.
- j. To avoid impacts to irrigated land.
- k. On soils rated Class II or poorer by the Soil Conservation Service land use capability classifications.