



**GENERAL PLAN AMENDMENT 22-01
AND
MONO BASIN HIP CAMP SPECIFIC PLAN**

**CEQA GUIDELINES §15183
ENVIRONMENTAL ANALYSIS
(SCH# 2014-06-1029)
August 2022**

Lead Agency:

Mono County Community Development Department
Planning Division
PO Box 347
Mammoth Lakes, CA 93546

Contact:

Bentley Regehr, Planning Analyst
Mono County Community Development Department
760-924-4602

JoAnne Michael, Sr. Environmental Specialist
Resource Concepts, Inc.
775-883-1600

Executive Summary

The Mono Basin Hip Camp Specific Plan proposes development of three seasonal (April 1 - November 30) campsites on a 20-acre parcel located along Cottonwood Canyon Road, in Mono County, California. Authorization of the project requires a change to the 2015 Regional Transportation Plan/General Plan Update (2015 RTP/GPU) under General Plan Amendment (GPA) 22-01. The amendment would change the adopted land use designation from Rural Residential (RR) to Specific Plan (SP). The project also requires approval of a Specific Plan document.

CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code (PRC) §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review. The Specific Plan will not increase density on the parcel. The RR land use designation in the Mono County General Plan stipulates a minimum parcel size of one acre (see RR Development Standards) which could allow for subdivision of the property into 20 one-acre parcels, each with a single-family residence, ADU, and jADU. Per state law, ADU's are not counted toward density, and therefore the maximum density under RR would be 20 units. The Specific Plan proposes one single-family unit, ADU, jADU, and two bunkhouses. Without the ADUs, the proposed density is three units. Therefore, the project does not propose an increase in density over the existing land use designation and is consistent with the impacts evaluated in the General Plan EIR.

Mono County has existing land use, community plan and general plan policies for which an EIR was certified; including the Mono County General Plan, Final Environmental Impact Report (FEIR) certified in 2015 (SCH # 2014061029). This contains analysis of general plan policies for all required general plan elements.

The Mono County Planning Division has prepared an Initial Study checklist to determine whether there are project-specific significant effects that are peculiar to the project or to the site. As mandated by the CEQA Guidelines Section 15183, this checklist identifies whether environmental effects of the project:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the land use, general plan, or community plan, with which the project is consistent;
3. If environmental effects are identified as peculiar to the project and were not analyzed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the environmental effects;
4. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan, community plan, or land use; or
5. Are there previously identified significant effects which, because of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Table of Contents

	Page
Executive Summary	i
1.0 Introduction	1
1.1 Project Area Information	1
Surrounding Land Use Designations	2
Access.....	2
Utilities	2
1.2 Project Description.....	5
2.0 California Environmental Quality Act (CEQA) Regulatory Guidelines	7
2.1 Regulatory Guidelines	Error! Bookmark not defined.
2.2 Environmental Review Process.....	Error! Bookmark not defined.
3.0 Focus of 15183	7
3.1 Comparison of Current Project and Propose Project Impacts.....	9
4.0 Mitigation Monitoring and Reporting Plan (MMRP)	20
5.0 Conclusion	20
6.0 References	20

List of Tables

Table 1. Summary of Land Use Designations and Allowable Uses	5
Table 2. Summary of Existing Uses and Proposed Uses with Specific Plan	6
Table 3. Proposed Construction and Area of Disturbance.....	8
Table 4. Comparison of Potentially Significant Impacts for General Plan Amendment and Specific Plan ...	9

List of Figures

Figure 1. Location Map	3
Figure 2. Project Area.....	4

1.0 Introduction

This report presents the findings of an impact analysis under CEQA Guidelines 15183. The report will analyze the impacts resulting from the change in the land designation on a 20-acre parcel from Rural Residential (RR) to Specific Plan (SP). Additionally, this analysis reviews impacts required by the California Environmental Quality Act (CEQA) for the potential impacts resulting from a proposed Specific Plan for the Hip Camp developed campground.

The purpose of this document is to evaluate the potential impacts of the proposed amendment and specific plan and provide a comparison of the impacts to those identified in the 2015 RTP/GPU to determine if the proposed amendment and specific plan would result in any new or substantially more severe significant impacts than what was previously analyzed.

The complete 2015 RTP/GPU EIR documents are hereby incorporated by reference and can be accessed at: <https://monocounty.ca.gov/planning/page/general-plan-eir>

1.1 Project Information

The project consists of amending the current adopted land use designation for this 20-acre parcel from Rural Residential (RR) to Specific Plan (SP), and approval of a Specific Plan that outline the permitted uses for the parcel. Any future uses outside of the scope of the Specific Plan shall require an amendment.

The project is located at 228 Cottonwood Canyon Road off State Route 167 in the Mono Basin (APN 013-210-026) approximately seven miles northeast of Mono City, California. The size of the parcel is 20 acres, located on both sides of Cottonwood Canyon Road. Reference Figure 1.

Parcels along Cottonwood Canyon Road are a mix of RR, Agriculture (AG), and Resource Management (RM), with each parcel being at least 20 acres in size. Six residences gain access from Cottonwood Canyon Road.

The project consists of three primary use areas (reference Figure 2):

- Area 1 consists of an existing 10-foot x 12-foot bunkhouse, tent campsite, and steel fire ring.
- Area 2 has an existing tent site with a steel fire ring and an RV site.
- Area 3 is currently undeveloped.

Surrounding Land Use Designations

- APN 013-210-026 is designated Rural Residential (RR). The “RR” designation is intended to permit larger-lot single-family dwelling units with ancillary rural uses in areas away from developed communities.
- The land use designations adjacent to APN 013-210-026 are described below:

East:	National Forest – Resource Management (RM)
West:	Private Land – Agriculture (AG)
South:	National Forest – Resource Management (RM)
North:	Private Land – Rural Residential (RR)

The project site is adjacent to a privately owned Rural Residential (RR) parcel to the north and an Agriculture (AG) parcel to the west, and Resource Management (RM) parcels to the south and east which are owned by Inyo National Forest. The adjacent RR parcel to the north contains a single-family residence, which is approximately 700 feet from the nearest proposed use area and 200 feet to the adjoining property line. The other adjacent parcels do not have any existing structures. The next closest residence along Cottonwood Canyon Road is 1,600 feet from the nearest proposed use and 1,100 feet from the nearest property line.

Access

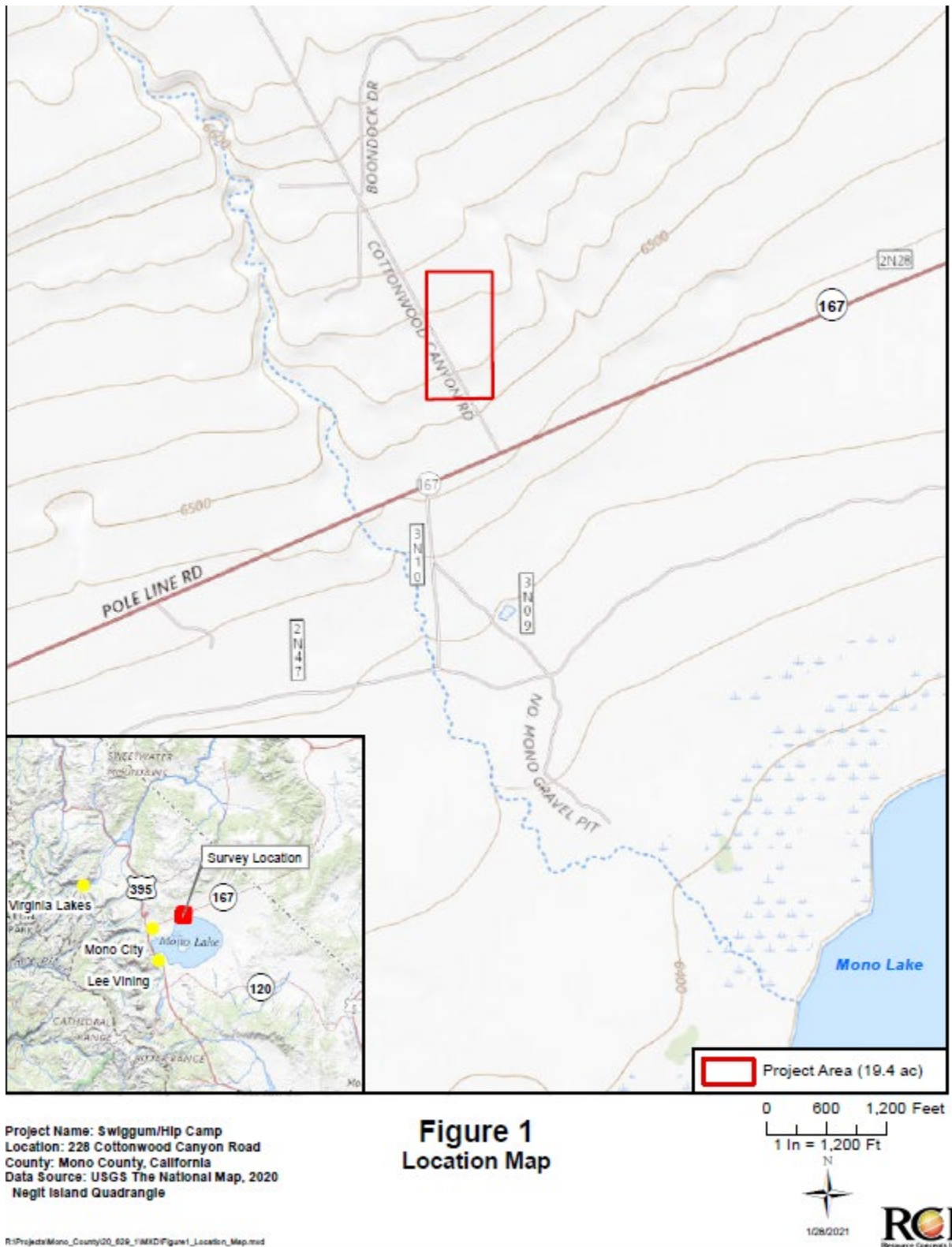
- Project areas 1 and 2 are currently accessed from an existing gravel road that extends from Cottonwood Canyon Road. Addition of a gravel road from Cottonwood Canyon Road to Area 3 is a component of the proposed project. Cottonwood Canyon Road is a County-maintained, gravel road with access from Highway 167. Reference Figure 2.

Utilities

- The existing utilities for the project area are as follows:

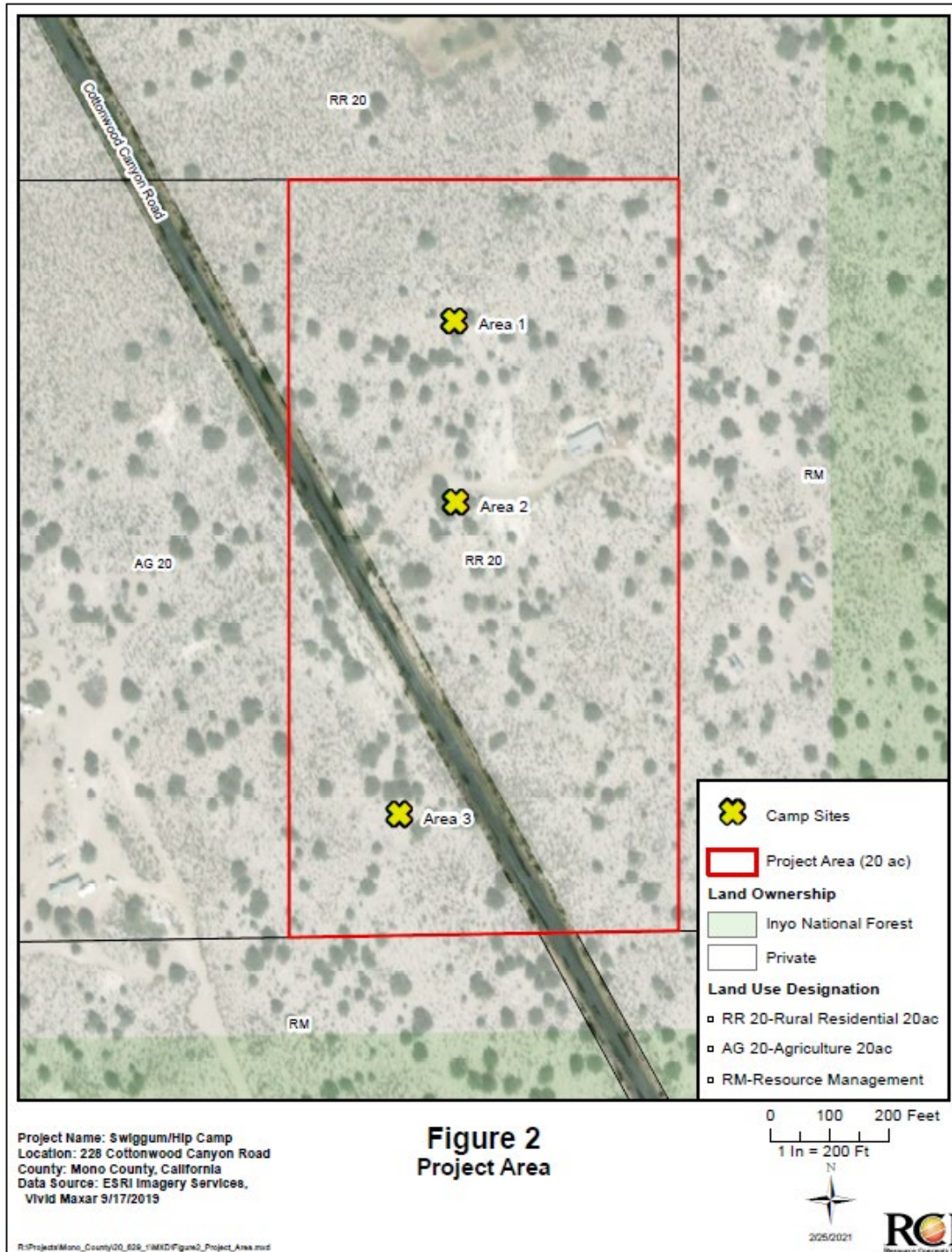
Water Supply:	Private well with solar pump
Sewer:	Septic for existing residence
Garbage:	none
Electricity:	Utility lines for primary residential unit; Solar panels for accessory uses

Figure 1. Location Map



R:\Project\Mono_County\20_828_1\MKD\Figure1_Location_Map.mxd

Figure 2. Project Area



1.2 Project Description

The project requires a General Plan Amendment that changes the current land use designation of Rural Residential (RR) to Specific Plan (SP) for the purpose of developing a seasonal (April 1 to November 30) outdoor recreational facility. A summary of existing and allowable uses under the proposed specific plan are outlined in Table 1.

Table 1. Summary Allowable Uses in Rural Residential and Proposed Specific Plan

Permit Conditions	Existing Use – Rural Residential	Proposed Use under Mono Basin Hip Camp Specific Plan
Intent	Larger-lot single-family dwelling units with ancillary rural uses in areas away from developed communities. Small-scale agriculture permitted.	To provide for planned development in areas outside existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses.
Max Lot Coverage	40%	10%
Max Building Density	1 primary dwelling unit/lot, 1 detached accessory dwelling unit (ADU), 1 junior ADU	1 primary dwelling unit, accessory dwelling units as allowed under Chapter 16, 250-s.f. cabin, 120 s.f. bunkhouse, 3 campsites, 2 RV pads/hookups
Max Building Height	35'	35'
Setbacks	Front – 50' Rear – 30' Side – 30'	Front – 50' Rear – 30' Side – 30'
Minimum Lot Size	1 acre	20 acres
Permitted Uses	<ul style="list-style-type: none"> • Single-family dwelling • Small-scale agriculture • Accessory buildings and uses • Animals and pets • Home occupations • Manufactured home used as a single-family dwelling • Accessory Dwelling Unit • Junior Accessory Dwelling Unit • Transitional and Supportive House 	<ul style="list-style-type: none"> • Single-family dwelling (includes manufactured home) • Accessory Structures • Accessory dwelling units, as allowed under Chapter 16 • Bunkhouse • Cabin • Three campsites with tent platforms • Two RV hookups • Three vault toilets • 40' storage container
Uses Permitted Subject to Use Permit	<ul style="list-style-type: none"> • Recreational amenities, e.g. art galleries, country clubs, and golf courses • Kennel • Construction of an accessory building prior to construction of the main building • Mobile-home parks 	All uses not approved under the Specific Plan will require a Specific Plan Amendment.

	<ul style="list-style-type: none"> • Small-scale agriculture, including limited commercial agricultural activities • Manufactured housing subdivision 	
--	---	--

As mentioned above, the project proposes three development areas, in addition to the existing primary residence. Area 1 and Area 2 are proposing further uses in addition to the existing uses. Area 3 is currently undeveloped and all proposed uses would be new development. Existing and proposed uses for each area is summarized in Table 2 below. All existing uses aside from the single-family residence are currently unpermitted.

Table 2. Summary of Existing Uses and Proposed Uses with Specific Plan

Location	Existing Uses	Proposed Additional Uses
Area 1	<ul style="list-style-type: none"> • 10' x 12' bunkhouse (must comply with the California Building Code and be permitted by the County prior to use) • Tent site with fire ring • Gravel access road • 3,000-gal water tank 	<ul style="list-style-type: none"> • 120 v, 20-amp solar panel system • Platform for tent site • Connection to septic vault • Vault toilet
Area 2	<ul style="list-style-type: none"> • Tent site with fire ring • RV site • Gravel access road 	<ul style="list-style-type: none"> • 250-s.f. cabin • Platform for tent site • Septic vault with RV hookup • Vault toilet • 3,000-gallon water tank with filtration system • 200-gallon propane tank
Area 3	<ul style="list-style-type: none"> • Undeveloped 	<ul style="list-style-type: none"> • RV and tent site with fire ring • Gravel access road • Septic vault • Vault toilet • 2,000-gallon water tank with filtration system
Other	<ul style="list-style-type: none"> • 1,560-s.f. manufactured home occupied full-time by applicant • 500-gallon propane tank 	<ul style="list-style-type: none"> • 40' storage container • No additional structures proposed for check-in or guest related services • No items will be sold on-site • No road improvements other than the addition of gravel access road to Area 3

2.0 California Environmental Quality Act (CEQA) Regulatory Guidelines

Pursuant to CEQA Guidelines Section 15162(a), Mono County has reviewed the proposed General Plan Amendment to change the property land use designation from Rural Residential (RR) to Specific Plan (SP) and has determined:

- The extent to which the potential impacts from the proposed project have already been addressed by the previously certified 2015 RTP/GPU EIR.
- There are no new circumstances or new information that would create new significant or more severe impacts or require new analysis.
- No new significant or more severe impacts have been identified that are not adequately addressed by previously approved project mitigation.

Mono County has determined that the proposed project and General Plan Amendment would have similar or reduced environmental impacts from those described in the certified 2015 RTP/General Plan Update EIR. There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. Therefore, Mono County has determined that analysis under Guideline 15183 is the appropriate CEQA document to address adoption of General Plan amendment in accordance with CEQA Guideline Section 15164.

CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code (PRC) §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review. The Specific Plan will not increase density on the parcel. The RR land use designation in the Mono County General Plan stipulates a minimum parcel size of one acre (see RR Development Standards) which could allow for subdivision of the property into 20 one-acre parcels, each with a single-family residence, ADU, and jADU. Per state law, ADU's are not counted toward density, and therefore the maximum density under RR would be 20 units. The Specific Plan proposes one single-family unit, ADU, jADU, and two bunkhouses. Without the ADUs, the proposed density is three units. Therefore, the project does not propose an increase in density over the existing land use designation and is consistent with the impacts evaluated in the General Plan EIR.

3.0 Impact Analysis

The focus of this analysis under CEQA Guidelines 15183 is to address the potential environmental impacts from the project that may result from a change in land use designation from Rural Residential (RR) to Specific Plan (SP) and approval of a Specific Plan that sets forth development standards and provides for specific uses.

The activities specifically analyzed in this report include the development and operation of three seasonal (April 1 through November 30) recreational use sites. The following activities support the recreational use sites and are in addition to the existing uses outlined in Table 2.

- a. Area 1:
 - i. Install new tent platform at existing tent site,

- ii. Install septic vault with connection to the existing 10'x12' bunkhouse,
 - iii. Improvements to the existing bunkhouse to comply with California Building Code,
 - iv. Install a single stall vault toilet, and
 - v. Install a 120v, 20-amp solar panel system.
- b. Area 2:
- i. Construct a 250-s.f. cabin off an existing access road,
 - ii. Install a platform tent site,
 - iii. Install a septic vault and hook up at the existing RV site,
 - iv. Install a single stall vault toilet, and
 - v. Install 200-gallon propane tank
- c. Area 3:
- i. Develop a new RV site with fire ring and picnic table (approximately 20' x 40')
 - ii. Install a platform tent site,
 - iii. Construct a gravel driveway (20' x 100') for access to Area 3,
 - iv. Install a septic vault, and
 - v. Add a single stall vault toilet.

Table 3. Proposed Construction and Area of Disturbance for New (Non-Existing) Uses

Proposed Use	Temporary Disturbance Area (sq. ft.)	New Permanent Disturbance Area (sq. ft.)
Area 1:		
Install 20' x 20' tent platform	--	400
Install new septic vault ¹	100	0
Install single stall vault toilet	0	300
Install new solar panel system, roof top, or ground mounted		400
Area 2:		
Construct 250 s.f. cabin	--	250
Install 20' x 20' tent platform	--	400
Install new septic vault with RV hook up ¹	100	0
Install single stall vault toilet	0	300
Area 3:		
Install RV site	0	800
Install 20' x 20' tent platform	0	400
Construct gravel driveway (20' x 100')	0	2,000
Install new septic vault ¹	100	0
Install single stall vault toilet	0	300
Other		
Storage Container (approx. 40' x 8') ²	0	320
Total	1,200	5,470

¹ To be revegetated after installation. No permanent disturbance.² Storage container will be located on Mono County recommended foundation approximately 40' x 8' wide.

3.1 Alternatives Considered

Other alternatives to the adoption of a specific plan were evaluated and considered, including a land use designation change to Rural Resort (RU). Ultimately, these alternatives were deemed unsuitable due to the project’s location outside of a community or potential impacts due to outright permitted land uses that were allowed under the potential land use designation, but were not part of the proposed project.

3.2 Comparison of Current Project and Proposed Project Impacts

The determination of “significance” within the EIR assumes implementation of the General Plan EIR Policies and Actions and recommendation of mitigation measures. Implementation of the policies, actions, and mitigation measures often reduces potentially significant impacts to less than significant.

In some instances, implementation of the policies and actions, along with mitigation measures, reduces the impacts to the extent feasible, but some impacts remained significant and unavoidable in the 2015 RTP/GPU EIR. The adoption of the 2015 RTP/GPU EIR, with mitigation measures recommended within the 2015 General Plan EIR, included a statement of overriding considerations indicating the project will have significant adverse effects on the environment for certain resources. The following table compares the effects analyzed and significance of impacts as determined by the certified EIR with the potential for new impacts from the proposed project. The table identifies if the proposed project introduces new significant impacts that were not previously analyzed in the EIR or if the project increases the severity of an existing significant impact.

Table 4. Comparison of Potentially Significant Impacts for Mono Basin Hip Camp Specific Plan

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
LAND USE	
<p>IMPACTS: Implementation of the 2015 RTP/GPU <i>would not have significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) physically dividing an established community, and (b) conflicts with any applicable land use plan, policy, or regulation. 	<p>No Change. The project area is currently located on land designated as Rural Residential (RR) and proposes a change to Specific Plan (SP). The project site is surrounded by land designated as Agriculture (AG) Rural Residential and Resource Management (RM) (Inyo National Forest). Adoption of the Specific Plan will decrease the maximum allowable lot coverage from 40% to 10%.</p> <p>The proposed change to SP and subsequent development of a seasonal (April 1 – November 30) recreational facility approved under the Mono Basin Hip Camp Specific Plan will not divide an existing community area and would be consistent with the General Plan, as amended, for permitted uses under the Mono Basin Hip Camp Specific Plan. Surrounding land use designations, including AG and RM, allow for similar commercial uses with similar compatibility impacts to the residential area as those proposed by the Specific Plan.</p>

¹ Mitigation measures are listed in Appendix D of the 2015 RTP/General Plan Update EIR and are available at: <https://monocounty.ca.gov/planning/page/general-plan-eir>. The measures are incorporated by reference rather than repeated for efficiency.

IMPACT OF CURRENT PROJECT & MITIGATIONS¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
	<p>The Specific Plan will not increase density on the parcel. The RR land use designation in the Mono County General Plan stipulates a minimum parcel size of one acre (see RR Development Standards) which could allow for subdivision of the property into 20 one-acre parcels, each with a single-family residence, ADU, and jADU. Per state law, ADU's are not counted toward density, and therefore the maximum density under RR would be 20 units. . The Specific Plan proposes one single-family unit, ADU, jADU, and two cabins/bunkhouses. Without the ADUs, the proposed density is three units. Any structures or uses outside the scope of the proposed Specific Plan would require a Specific Plan Amendment, which is a discretionary approval with public hearings.</p> <p>The project shall implement the General Plan Mitigation, Monitoring, and Reporting Plan (MMRP), as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR. Implementation of the MMRP will result in less than significant impacts from the project. The project does not introduce new significant impacts to land use.</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
REGIONAL TRANSPORTATION AND CIRCULATION	
<p>IMPACTS: Implementation of the 2015 RTP/GPU <i>would not have significant adverse</i> and unavoidable impacts on:</p> <ul style="list-style-type: none"> (a) applicable plans, ordinance or policy establishing measures of effectiveness due to conflicts with circulation planning, (b) congestion management program, and (c) current emergency access or design hazards. <p>The 2015 RTP/GPU would have <i>no impact</i> on air traffic patterns or adopted policies, plans or programs for public transit, bicycle, parking/pedestrian facilities, or decrease safety or performance of such facilities.</p>	<p>No Change. The project would not change any potential impact identified in the 2015 RTP/GPU. The project is expected to increase the number of daily trips on Cottonwood Canyon Road corresponding to site use. Maximum occupancy would allow 18 people at one time, contributing to an additional 18 to 36 trips per day during late spring through fall, and would not cause a significant impact to transportation on Cottonwood Canyon Road. The portion of Cottonwood Canyon Road accessed by the project is considered an arterial road and is designated as Class 1 for snow removal (highest priority). The recreational resort will not be used during the winter months (December 1 – March 31).</p> <p>The project does not conflict with any available plans, ordinances or policies, circulation planning or emergency access.</p> <p>The project is not located in proximity to an airport. The nearest airport is in Lee Vining, approximately ten miles to the southwest. There are no public transit, bicycle, or parking/pedestrian facilities near the proposed site, therefore, none would be affected by the project.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR. Implementation of the MMRP will result in <i>less than significant</i> impacts from the project. The proposed project does not create new significant environmental effects to regional transportation and circulation.</p>
AIR QUALITY, CLIMATE CHANGE & GREENHOUSE GAS EMISSIONS	
<p>IMPACTS: Implementation of the 2015 RTP/GPU <i>would not have significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) conflicts with or obstruction of implementation of the air quality plan, (b) violations of an air quality standard or contribute substantially to an existing or projected air quality violation, (c) exposure to sensitive receptors to substantial pollutant concentrations, (d) creation of objectionable odors affecting a substantial number of people, and (e) generation of Greenhouse Gas Emission (GHG) emissions that may have a significant impact on the environment or conflict with an applicable 	<p>Reduced impacts. The project is located in the Mono Basin, which is designated as non-attainment for the Coarse Particulate Matter (PM10) and ozone standards. PM10 in the Mono Basin results primarily from dust from the exposed lakebed of Mono Lake that resulted from reduced water levels due to Los Angeles Department of Water and Power water diversions. Ozone in Mono County is largely a result of pollutant transport from neighboring air basins (2015 RTP/GPU).</p> <p>To attain federal air quality standards, the Great Basin Unified Air Pollution Control District (GBUAPCD) has developed a State Implementation Plan (SIP). The EIR determined that implementation of the 2015 RTP/GPU would have no impact on implementation of the Mono</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
<p>plan, policy or regulation adopted for the purpose of reducing GHG emissions.</p>	<p>Basin PM10 SIP. The GBUAPCD has adopted an Ozone Attainment Plan, which identifies Mono County as an ozone transport area that exceeds ozone standards due to emissions generated in the San Joaquin Valley. The proposed project would have no conflicts with and would not obstruct the implementation of these air quality plans. Generation of ozone from project activities would be temporary during construction and minimal relative to the ozone emissions entering the county from San Joaquin Valley.</p> <p>The proposed project would create a temporary, minor increase in exposed surfaces (approximately 1,200 s.f.) due to project construction. However, overall impacts would result in reduced impacts to air quality, climate change, and greenhouse gas emissions compared to the 174,240 s.f. of lot coverage allowed under the previously analyzed rural residential development land use designation. The specific plan proposal allows for 10% lot coverage, or 87,120 s.f.</p> <p>There are no sensitive receptors within proximity to the project area. The proposed project has no emissions of any criteria pollutants or odors.</p> <p>The project would result in a temporary increase in GHG during construction and from seasonal operation of the three (3) camp sites. GHG generation produced by the approximate 36 daily trips would be minimal and would not trigger a significant impact. The specific plan proposes a maximum of 3 units (the existing residence, a potential ADU, and potential junior ADU) and allows for a similar density to the RR land use designation. The cabin, bunkhouse, and campsites would produce minimal impacts, as they are not connected to utilities. The project will not increase the levels of GHG emissions to result in a change in the less than significant impacts imposed by implementation of the 2015 RTP/GPU.</p> <p>The project is consistent with the Mono County’s Resource Efficiency Plan which promotes, but does not require, energy efficiency by private development.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR. Implementation of the MMRP will result in <i>less than significant</i> impacts from the project. The project does not create new significant environmental effects.</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
BIOLOGICAL RESOURCES	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would result in <i>significant and unavoidable impacts</i> on:</p> <ul style="list-style-type: none"> (a) candidate, sensitive, or special status species, (b) riparian habitat or sensitive natural plant community identified in local/regional policies, regulations, by California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS), (c) federally protected §404 wetlands, (d) the movement of a native resident or wildlife species or with established native resident or migratory wildlife corridors, and (e) conflicts with local biological protection ordinances. <p>Project implementation would have <i>no impact</i> or conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan.</p>	<p>Reduced Impacts. The USFWS Information for Planning and Consultation (IPaC 2021) does not list any federally listed species with potential on-site suitable habitat. The California Natural Diversity Database (CNDDDB 2021) does not map any documented occurrences of sensitive natural plant communities or other state-listed special status plant or wildlife species within the project area. There are no sensitive natural plant communities identified within the site. The approximate 0.15 acres of project-related ground disturbance would result in less impact than the land use designation of rural residential which allows up to 40% land disturbance per lot. The maximum disturbance area proposed under the specific plan is 10%. The project would not cause a substantial increase in severity of the previously identified significant and unavoidable effects to sensitive plants.</p> <p>The project area is not located within sage-grouse habitat proposed by USFWS in 2012, and the project area is not located near a deer migration corridor (2015 RTP/GPU).</p> <p>The National Wetlands Inventory (NWI 2021) mapper does not indicate any potential wetlands or riparian habitat on the property.</p> <p>There are no approved habitat conservation plans within the project area.</p> <p>Potential impacts are mitigated to the extent feasible through the 2015 General Plan Update MMRP, including mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.4-10 in Appendix D</p> <p>The project does not create new significant environmental effects or cause a substantial increase in severity of previously identified significant and unavoidable effects to biological resources.</p>
GEOLOGY, SOILS & MINERALS	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) exposure of people and structures to seismic effects, (b) substantial soil erosion or loss of topsoil, (c) being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in a landslide, lateral spreading, subsidence, liquefaction or collapse, or be located on 	<p>No Change. Project would not change any potential impact identified in the 2015 RTP/GPU. The proposed project is not located on an active fault zone (CA Dept of Conservation 2021). Seismic risks are a constant throughout Mono County and the project must comply with current seismic safety standards. These standards reduce seismic hazards to a level of 'acceptable risk' (2015 RPT/GPU EIR).</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
<p>expansive soil creating substantial risks to life or property.</p> <p>(d) soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p> <p>(e) loss of availability of a known mineral.</p> <p>The 2015 RTP/GPU would <i>not have significant impacts</i> for projects use of soils incapable of adequately supporting the use of septic tanks.</p>	<p>Project implementation will result in minor soil excavation (approximately 6,670 sq. ft.) and would not result in substantial erosion or increase the severity of the impact.</p> <p>The project is located on very sandy, excessively drained soils. The project proposes use of septic vaults to contain wastewater which would be regularly pumped out by a septic service. Project implementation is not located on unstable soils and will not increase the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse, or located on expansive soils.</p> <p>There are no known mineral resources on site, therefore, project excavation will not deplete known mineral resources.</p> <p>Potential project impacts are mitigated to the extent feasible through the 2015 General Plan Update MMRP, including mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.5-5 of Appendix D.</p> <p>The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects.</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
PUBLIC HEALTH & SAFETY, HAZARDS AND HAZARDOUS MATERIALS	
<p>IMPACTS: Implementation of the 2015 RTP/GPU <i>would have significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) potential release of hazardous materials through routine transport, use or disposal, (b) location on a site which is included on a list of hazardous material sites, (c) creating a safety hazard for people residing or working in an area located in an airport land use plan or within two miles of a public airport, (d) impaired implementation of or physically interfere with an adopted emergency response or excavation plan, (e) exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, (f) exposure of people or structures to significant risk of avalanche, landslides, destructive storms or winds, rockfall or volcanic activity, and (g) inadequate emergency response, exposure to wildland fire risks, and exposure to avalanche, rockfall, storms, and volcanism. 	<p>No Change. The proposed project would utilize propane stored in above ground tanks. Delivery of propane would be limited to once a year on average, would be similar to residential use levels, and would not cause an increase in the severity of the significant and unavoidable impacts.</p> <p>The site is not located on a site included on a list of hazardous material sites. It is not located within an airport land use plan or within two miles of a public airport.</p> <p>The impact to emergency response remains as identified in the 2015 RTP/GPU EIR. The site is in a Moderate CalFire State Responsibility Area Zone (California State Geoportals, 2021). Project conditions to enhance fire safety are included in Goal 5 of the Specific Plan. The project proposes having fires only in designated campfire rings and campsites are subject to State defensible space standards, as indicated in the Specific Plan. Onsite water tanks provide an immediate water supply for fire suppression. CalFire expressed no concerns with serving the proposed project and the project is subject to state fire standards. While local fire departments such as the Mono City Fire Protection District may respond to incidents at the property pursuant to mutual aid arrangements, the project site is located in a State Responsibility Agency. The Mono City Fire Protection District was invited to comment on the project and declined, stating project approval is the responsibility of the County.</p> <p>The project area is not in an area exposed to avalanche or rockfall. The project does not exacerbate exposure to storms and volcanism. The project will not trigger the need for additional public facilities.</p> <p>Potential impacts are mitigated to the extent feasible through the 2015 General Plan Update MMRP, including mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.6-13 of Appendix D.</p> <p>The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects.</p>
CULTURAL RESOURCES	

IMPACT OF CURRENT PROJECT & MITIGATIONS¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> on:</p> <ul style="list-style-type: none"> (a) prehistoric or historic resources, (b) paleontological resources, and (c) human remains and sacred lands. 	<p>No Change. There are no known prehistoric, historic, or paleontological resources within the project area. There are no springs or other features likely to attract historical uses. Overall, potential impacts to cultural, historic, or paleontological resources would be less likely under the proposed change in land use designation and development of the proposed project due to a decrease in overall ground disturbance. The maximum site disturbance allowed has been decreased from 40% to 10% of the parcel. The project would not change any potential impact identified in the 2015 General Plan EIR. Tribal consultation letters were sent for the project in accordance with SB-18. No comments were received.</p> <p>The 2015 General Plan EIR MMRP contains mitigation measures for Cultural Resources in the Final EIR and Appendix D of the Draft EIR, specifically Table 4.7-2, that minimizes impacts to cultural resources to the extent feasible. The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. The General Plan EIR concludes a significant impact, largely because specific locations of potential resources have not been identified.</p> <p>In addition, in the event of the accidental discovery or recognition of any human remains, the project is subject to CEQA Guidelines section 15064.5 (e).</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
HYDROLOGY, FLOODING, WATER QUALITY AND WATER SUPPLY	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) potential violation of water quality standards, violation of wastewater treatment or discharge requirements, (b) insufficient groundwater or surface water supplies to sustainably serve GP land uses from existing entitlements, facilities, and resources, and (c) alteration of exiting drainage patterns causing substantial erosion, siltation, flooding and polluted runoff. <p>Implementation of the 2015 RTP/GPU would <i>not have significant impacts</i> due to:</p> <ul style="list-style-type: none"> (d) placement of housing in 100-year flood hazard areas, (e) exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a levee or dam, and (f) exposure of people or structures to inundation by seiche, tsunami, or mudflows. 	<p>Reduced Impact. The National Wetlands Inventory mapper does not indicate any potential wetlands or riparian habitat on the property, nor are there any naturally occurring water bodies on the property. Wastewater disposal for the campsites and cabins will be in buried septic vaults subject to the requirements and permitting of the Environmental Health Department, and therefore does not impact water quality.</p> <p>The project area is not located in a 100-year flood hazard area (FEMA 2021) and would not expose people or structures to 100-year flood hazards. There are no nearby levees, dams, or water bodies that would expose people or structures to a risk of loss, injury or death from flooding, seiche or tsunami due to dam or levee failure. The proposed uses will not require drainage or affect drainage patterns.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.8-10.</p> <p>The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects.</p>
RECREATION	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> due to projects that:</p> <ul style="list-style-type: none"> (a) include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. <p>The 2015 RTP/GPU would <i>not have significant impacts</i> on increasing the demand for recreational facilities.</p>	<p>Reduced Impact: The project itself is a recreational facility and would potentially reduce the demand for existing recreational facilities. Project implementation would create a small level of disturbance for new structures (approximately 6,670 s.f.) but would not substantially increase the severity of the significant and unavoidable impacts analyzed in the certified EIR.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.9-3.</p> <p>The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects.</p>
AESTHETICS, LIGHT & GLARE, SCENIC RESOURCES	

IMPACT OF CURRENT PROJECT & MITIGATIONS¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) having a substantial adverse effect on a scenic vista or scenic view including trees, rock outcroppings, and historic buildings within a state scenic highway, (b) the substantial degradation of the existing visual character or quality of the site and its surroundings, and (c) creation of a new source of substantial light or glare that would adversely affect day or nighttime views. 	<p>No Change: The project is not located in a State Scenic Highway corridor or the Mono Basin Scenic Area and would not have a significant adverse effect on a scenic vista. The project has no significant impacts, given that any new exterior lighting will be subject to General Plan Land Use Element Chapter 23, Dark Sky Regulations. The project is subject to additional measures, as outlined in the Specific Plan. New lighting, including lighting in Area 1, will be fully shielded and downward directed, with LED lighting temperature not to exceed 3000K. The project shall not use any reflective materials and shall use only dark, earth-tone colors.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.10-3.</p> <p>The project does not create new significant environmental impacts or a substantial increase in the severity of previously identified significant effects.</p>
AGRICULTURE, FORESTS & CONSERVATION	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would <i>not have significant impacts</i> to:</p> <ul style="list-style-type: none"> (a) conversion of prime farmland, unique farmland, or farmland of statewide to nonagricultural use, or conflict with existing zoning for agricultural use or a Williamson Act Contract. (b) conflict with existing zoning for, or cause rezoning of, forest land or result in the loss of forest land or conversion of forest land to non-forest use. 	<p>No Change: The project area is not designated prime farmland, unique farmland, or farmland of statewide importance, and does not conflict with a Williamson Act Contract.</p> <p>The project area is not located in forest land.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.11-5.</p> <p>The project does not introduce new significant impacts to agriculture, forest, or conservation.</p>
POPULATION AND HOUSING	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>no impact</i> due to:</p> <ul style="list-style-type: none"> (a) significant population growth in the area, or (b) displacement of a substantial number of residents or housing. 	<p>No Change: The project does not create significant population growth. The proposed project would allow up to a maximum of 18 visitors at one time and could create up to two accessory dwelling units in addition to the existing primary residence. This is similar to the maximum density allowed under RR (one primary unit and up to two ADUs). No residents are displaced.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
	<p>EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR.</p> <p>The project does not introduce new significant impacts to the Mono County population or housing.</p>
PUBLIC SERVICES AND UTILITIES	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would have <i>significant and unavoidable impacts</i> due to:</p> <ul style="list-style-type: none"> (a) creating a need for new or modified governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public resources: police protection, schools, other public facilities, services and utilities. <p>The 2015 RTP/GPU would <i>not have significant impacts</i> effects:</p> <ul style="list-style-type: none"> (b) resulting in wasteful, inefficient energy and/or unnecessary consumption of energy, and (c) requiring services of a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs. 	<p>No Change: Due to the rural project location, police, fire, and other emergency response services could be impacted as identified in the 2015 RTP/GPU; however, due to the small number of people (maximum 18 visitors at one time), the project would not increase the severity of the significant and unavoidable impacts as described in the 2015 RTP/GPU.</p> <p>School services would not be impacted.</p> <p>The project was reviewed by CalFire and no concerns were raised in regard to serving the proposed project. The project will not trigger a need for new facilities or equipment to serve the proposed uses, as identified by the Mono City Fire Department. The project will not have an impact on wasteful energy consumption or landfill capacity.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.13-10.</p> <p>The project does not create new significant impacts to public services and utilities or a substantial increase in the severity of previously identified significant effects.</p>

IMPACT OF CURRENT PROJECT & MITIGATIONS ¹ 2015 RTP/GPU EIR	IMPACT OF PROPOSED PROJECT
NOISE	
<p>IMPACTS: Implementation of the 2015 RTP/GPU would <i>not have significant impacts</i> due to:</p> <ul style="list-style-type: none"> (a) a permanent or temporary increase in ambient noise levels or noise levels that exceed standards set by the general plan or noise ordinance or other applicable standards. (b) exposure of people to excessive ground-borne vibration or ground-borne noise levels, and (c) exposure of people working in the project area to excessive noise levels for an airport land use plan or within two miles of a public airport or public use airport or a private airstrip. 	<p>No Change: The project does not have any permanent increased noise sources and is not located near an airport. Temporary increase in noise levels may occur during construction but would not exceed general plan standards. The project must comply with Mono County Noise Ordinance standards, and per conditions of the specific plan, no amplified sound systems would be permitted, the campground shall abide by the noise limitations presented in Mono County Code Table 10.16.060(A). No special events are permitted.</p> <p>The project shall implement the General Plan MMRP, as applicable, set forth in the 2015 General Plan Update Final EIR, which includes mitigation measures listed in the Final EIR and in Appendix D of the Draft EIR, specifically Table 4.14-11.</p> <p>The project does not introduce new significant impacts that would affect noise.</p>

4.0 Mitigation Monitoring and Reporting Plan (MMRP)

No MMRP is needed. The Specific Plan for the project contains additional conditions that further address certain topics even though impacts are less than significant.

5.0 Conclusion

Based on the evidence and analyses provided in the Initial Study included at Section 3.2, the County of Mono, acting as Lead Agency, has determined that none of the environmental effects meet any the five findings under CEQA Guidelines §15183. Therefore, none of the findings can be made and it is concluded that the project qualifies under CEQA §15183.

All of the mitigation measures adopted by Mono County as part of the 2015 General Plan EIR remain in full force and effect. The complete list of mitigation policies and measures for the 2015 General Plan EIR is found in Appendix D at <https://monocounty.ca.gov/planning/page/general-plan-eir> and is hereby incorporated by reference.

6.0 References

Bauer Planning & Environmental Service, Inc. 2015. County of Mono Regional Transportation Plan & General Plan Update, Draft EIR. SCH# 2014061029. Prepared for Mono County Community Development Department, CA.

Biological Information and Observation System. <https://wildlife.ca.gov/Data/BIOS>. Accessed 1/28/2021.

California Department of Conservation, California Geological Survey. 2021. Fault Activity Map of California. <https://maps.conservation.ca.gov/cgs/DataViewer/index.html>. Accessed 1/27/2021.

California Department of Fish and Wildlife. 2021. California Natural Diversity Database, RareFind 5. <https://wildlife.ca.gov/Data/CNDDDB>. Accessed 1/28/2021.

California State Geoportal, California Fire Hazard Severity Zone View. 2021. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>. Accessed 1/29/2021.

County of Mono. 2021. Mono County General Plan Land Use Element. https://www.monocounty.ca.gov/sites/default/files/fileattachments/planning_division/page/9617/2021_land_use_element_final_08-10-21.pdf. Accessed multiple times, most recently on 8/1/2022.

Federal Emergency Management Agency (FEMA). 2021. National Flood Hazard Layer (NFHL) Viewer. <https://hazards-fema.maps.arcgis.com/home/index.html>. Accessed 2/3/2021.

U.S. Department of Agriculture, Natural Resource Conservation Service. 2021. Web Soil Survey. Custom Soil Resource Report for Benton-Owens Valley Area Parts of Inyo and Mono Counties, Swiggum-Hipcamp. [Web Soil Survey - Home \(usda.gov\)](#). Accessed 1/27/21.

U.S Fish and Wildlife Service, 2013. GIS shape files for *Bi-State Action Plan for Conservation of the Greater Sage-Grouse Bi-State Distinct Population Segment* (<http://www.fws.gov/greatersagegrouse/Bi-State/Bi-State%20Action%20Plan.pdf>).

U.S. Fish & Wildlife Service. 2021. Information for Planning and Consultation (IPaC). [IPaC: Home \(fws.gov\)](#). accessed 1/27/2021.

National Wetlands Inventory Mapper. 2021. <https://www.fws.gov/wetlands/Data/Mapper/html>. Accessed 1/27/2021.