

Mono County

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General Plan Amendment 26-02

Overview by Part

The following documentation is in support of General Plan Amendment 26-02. This proposed amendment will update our Accessory Dwelling Unit regulations (LUE Ch. 16), proposes eleven (11) minor clarifications to various chapters of the Land Use Element, change the Land Use Designation of the Interlaken Condo parcels in June Lake, and add a new Environmental Justice Element to the General Plan. The amendment is scheduled for a workshop with the Planning Commission on August 20, 2026, and tentatively scheduled for a recommendation by the Planning Commission in September and consideration by the Board of Supervisors in October.

Part A

Updates to Chapter 16 (Accessory Dwelling Units ADUs)

- Brings Chapter 16 into compliance with various recent state laws regulating ADUs
- Eliminates subjective design standards for ADUs
- Allows for ADUs up to 1,200 square feet with a building permit and larger ADUs with Planning Permits.
- Allows for ADUs on multi-family projects
- Limits detached ADU height to 20'
- Allows for reduced front yard setback in certain situations.

Miscellaneous Items

- Modify "small-scale agriculture" to be accessory to a primary use (various Land Use Designations)
- Remove "adult-oriented businesses" from the Rural Resort (RU) Land Use Designation
- Allow manufactured homes where single-family dwellings are permitted as defined by State law (various Land Use Designations)
- Specify that long-term temporary use of Recreational Vehicles (RVs) are allowed in avalanche hazard zones (Section 04.040)
- Revise requirements for On-Site Wastewater Treatment Systems (OWTS) in Twin Lakes (Section 04.080)
- Revise setbacks for garages on sloping lots (Section 04.120)
- Clarify description for "inactive projects" (Section 04.350)
- Revise accessible parking requirements in accordance with California Building Code (Section 06.040)

- Modify Chapter 22 to defer to the current California Board of Forestry and Fire Protection (CalFire) State Minimum Fire Safe Regulations except for when local or planning area regulations are more stringent.
- Require snow storage for all non-residential uses.
- Revise extensions for Use Permits and Director Review Permits to not require public hearings unless determined by staff.

Part B (Changing the Land Use Designation of the Interlaken Condos)

Prior to adoption of new policies and regulations for short-term rentals under General Plan Amendment 25-01, the Board of Supervisors directed staff to change the Land Use Designation of a set of parcels belonging to the Interlaken Condos (APNs # 015-301-000-000 through 015-301-038-000) from Multi-Family Residential, Low (MFR-L) to Commercial Lodging, Moderate (CL-M). Currently, short-term rentals at the Interlaken Condos are being processed through non-conforming findings because the MFR-L designation does not allow short-term rentals. The purpose of changing the Land Use Designation is to allow for short-term rentals subject to the new policies and regulations under Chapter 25 of the Mono County General Plan and Chapter 5.65 of Mono County Code, which also consolidates the permitting system, consistent with policy directives.

In addition to short-term rentals, the CL-M LUD would allow for the following uses subject to a Use Permit (in other words, requiring discretionary review): mobile-home parks; recreational-vehicle parks; nightly lodging such as hotels, motels, lodges, visitor lodging, and other short-term commercial lodging as well as ancillary uses that do not occupy more than 25% of the project's habitable space; conversion of existing habitable space into ancillary uses; and construction of an accessory building prior to the main building. The following uses would be removed through the General Plan Amendment: small-scale agriculture; art galleries; quasi-public buildings and uses; public utility building and structures, not including service yards; and country clubs and golf courses. The General Plan Amendment would also change maximum lot coverage (40% to 60%), front setbacks (20 feet to 10 feet), rear setbacks (10 feet to 5 feet), side setbacks (10 feet to 0 feet), and building density (11.6 du/acre to 15 du/acre)

Part C (Environmental Justice Element)

An Environmental Justice Element is required by state law in jurisdictions with designated disadvantaged communities upon the adoption or revision of two or more elements on or after January 1, 2028.

Environmental justice aims to correct the legacy of concentrating pollution and other hazards in disadvantaged communities by reducing those hazards and involving the impacted communities in any decisions that affect their environment or health. Every Environmental Justice Element

must first identify the disadvantaged communities within the area covered by the General Plan, then assess the unique and compounded health risks in those communities, and finally provide a program of meaningful actions to mitigate those risks.

The geographic areas designated as disadvantaged within the unincorporated county are lands under the control of federally recognized tribes. Federally recognized tribes are independent nations and not subject to the County's land use and planning regulations, or General Plan, on their tribal lands. Respect for tribal sovereignty, and the government-to-government relationship between the County and neighboring tribes, prevents the County from gathering data within, or enacting policies for, tribal lands.

However, issues such as air and water pollution know no borders. This Environmental Justice Element therefore addresses Mono county's population characteristics, sensitive populations, and pollution exposure. Wherever possible, interactions with and impacts on tribal lands are given special consideration.

MONO COUNTY GENERAL PLAN

LAND USE ELEMENT

GENERAL PLAN AMENDMENT 26-02

PROPOSED CHANGES ONLY

VERSION: AUGUST 4, 2026

Commercial (C)

INTENT: The “C” designation is intended to provide for a wide range of uses and services for the resident and visitor including retail, business and professional uses and services in community areas, including commercial lodging and higher density housing, when found compatible with retail and service functions.

The creation of a pleasant and efficient environment for shopping and business is an important function of this district.

PERMITTED USES

- Any proposed change of use when conducted within an existing conforming, legally developed structure for the following retail and professional uses. Exterior structural alterations or additional parking shall require a Director Review. The following uses are examples of such permitted uses within existing structures:
 - Retail Trade – e.g., food, drug, hardware, limited apparel, liquor stores, limited department stores, dry goods, gift shops, home furnishings, paint, tires, bookstores, bakery, florist, pet supplies, health food stores, sporting goods, etc.
 - Services – e.g., finance, insurance and real estate, banks, , title & escrow, real estate developers and builders, investment services, bail bonds, etc.
 - Personal Services – e.g., self-service laundries and dry cleaning, beauty salons, barbers, shoe repair, photographic services, cleaning and laundry, etc.
 - Business Services – e.g., business centers, general advertising, business and management consulting, , employment services, etc.
 - Repair Services – e.g., electronics repair, furniture and jewelry repair, repair of anything sold in this district, etc.
 - Professional Services – e.g., physicians, dental and legal services, welfare and charitable services, medical and dental laboratories, etc.
 - Cultural/Religious Activities – e.g., churches, art galleries, museums, etc.
 - Food-service establishments – e.g., restaurants, delis, fast food, bars, etc.
 - Any combination of permitted uses
 - When found compatible with the intent, single-family residential, duplex and triplex, plus accessory structures
 - Small-scale agriculture¹
 - Transitional and Supportive Housing including Single Room Occupancy facilities⁵
 - Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act

NOTES

1. Accessory buildings, [small scale-agriculture](#), and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 04, Uses not listed as permitted.
4. Lots requiring individual septic systems are subject to minimum dimensions as determined by the Lahontan Regional Water Quality Control Board.
5. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

Mixed Use (MU)

INTENT: 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 community 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 district. 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.

USES PERMITTED

- Single-family dwelling
- Manufactured home used as a single-family dwelling.^{1 c} Mobile homes are excluded from June Lake GP
- Duplexes and triplexes
- Accessory buildings and uses²
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Small-scale agriculture²
- Transitional and Supportive Housing including Single Room Occupancy facilities⁶
- Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act.

NOTES

1. Provided that the unit is fewer than 10 years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must: 1) comply with the Accessory Dwelling Unit requirements (see Ch. 16); or 2) comply with State standards for a mobile-home park and obtain a use permit from the County (see Ch. 17, Mobile-home and RV Parks). Mobile homes are excluded from June Lake.
2. Accessory buildings, [small-scale agriculture](#), and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" (Ch. 04, Uses not listed as permitted).
5. Lots requiring individual septic systems are subject to minimum dimensions as determined by the Lahontan Regional Water Quality Control Board.
6. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

Resource Management (RM)

INTENT: The “RM” designation is intended to recognize and maintain a wide variety of values in the lands outside existing communities. The RM designation indicates the land may be valuable for uses including but not limited to recreation, surface water conservation, groundwater conservation and recharge, wetlands conservation, habitat protection for special-status species, wildlife habitat, visual resources, cultural resources, geothermal or mineral resources. The land may also need special management consideration due to the presence of natural hazards in the area; e.g., avalanche-prone areas, earthquake faults, flood hazards, or landslide or rockfall hazards.

PERMITTED USES

- Single-family dwelling
- Manufactured home used as a single-family dwelling¹
- Accessory buildings and uses²
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Resource exploratory activities that do not involve excavation, devegetation, or other potentially significant environmental effects
- Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation³, except those requiring a use permit
- Small-scale agriculture²
- Accessory Dwelling Unit (as prescribed in Chapter 16, Development Standards – Accessory Dwelling Units)
- Non-commercial composting facilities where the operation does not create a nuisance problem and has less than 100 cubic yards of material on site at any given time
- Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act.

NOTES

1. Provided that the unit is fewer than 10 years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Accessory Dwelling Unit requirements (see Ch. 16), or 2) comply with State standards for a mobile-home park and obtain a use permit from the County (see Ch. 17, Mobile-home and RV Parks).
2. Accessory buildings, [small-scale agriculture](#), and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. "Agricultural uses" include agricultural sheds and warehouses; packing, processing, storage or sale of agricultural products and supplies, machinery, implements and equipment; transportation of agricultural products, supplies and equipment together with the necessary maintenance, repair and service of trucks and equipment used therein; the feeding and selling of livestock; aquaculture; accessory buildings and uses including barns, stables and other farm outbuildings; quarters for farm labor or other employees employed on the premises; stands for sale of agricultural products grown on the premises.
4. Large-scale projects may be subject to a Specific Plan (Ch. 36) in conformance to the General Plan.
5. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 04, Uses not listed as permitted.

• ~~Small-scale agriculture, including limited commercial agricultural activities~~ ~~rp~~

Rural Resort (RU)

INTENT: The “RU” designation is intended to provide appropriate sites for outdoor recreation facilities and limited visitor-oriented facilities and services in rural areas of the county. The district is intended to protect the environment and rural character of an area while allowing for compatible development.

PERMITTED USES

- Single-family dwelling
- Accessory buildings and uses¹
- Manufactured home used as a single-family dwelling²
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Small-scale agriculture¹
- ~~Adult-oriented businesses conducted in compliance with the locational requirements of Chapter 19 of the Land Development Regulations (set forth in Section VI of this Land Use Element) and with the permit and other operational requirements of Chapter 5.45 of the Mono County Code~~
- Accessory Dwelling Unit (as prescribed in Chapter 16, Development Standards – Accessory Dwelling Unit)
- Transitional and Supportive Housing including Single Room Occupancy facilities⁴
- Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act.

NOTES

1. Accessory buildings, [small-scale agriculture](#), and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Provided that the unit is fewer than 10 years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Accessory Dwelling Unit requirements (see Ch. 16), or 2) comply with State standards for a mobile-home park and obtain a use permit from the County (see Ch. 17, Mobile Homes and RV Parks).
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" Chapter 04, Uses not listed as permitted.
4. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

DEVELOPMENT STANDARDS

CHAPTER 04 – GENERAL

Sections:

04.010	General provisions and exceptions.
04.020	Uses permitted.
04.030	Uses not listed as permitted.
04.040	Uses permitted subject to Director Review and approval.
04.050	Uses permitted subject to Use Permit.
04.060	Uses exempt.
04.070	Utilities.
04.080	Lot area.
04.090	Lot dimensions.
04.100	Density.
04.110	Building height.
04.120	Yards.
04.130	Special yard requirements.
04.140	Space between buildings.
04.160	Fences, screening and landscaping.
04.170	Off-street parking.
04.180	Access.
04.190	Signs.
04.200	Loading spaces.
04.210	Site plan review.
04.220	Countywide General Plan Provisions.
04.230	Area Plan Provisions.
04.240	Environmental review.
04.250	Nuisances and hazards.
04.260	Design Review Committee.
04.270	Animal Standards.
04.280	Placement of manufactured homes in conventional SFR areas.
04.281	Guesthouses.
04.290	Home occupation.
04.300	Snow storage requirements.
04.310	Flag lot.
04.320	Waste Management.
04.330	Plan of Operations.
04.340	Mobile Food Vendor Standards and Guidelines
04.350	Inactive Projects

04.040 Uses subject to Director Review.

The following uses are permitted subject to Director Review in all districts, in addition to those listed in individual land use designations:

- A. Placement and Use of Recreational Vehicles (RVs) on Vacant Property.
 - 1. RV placement and use of undeveloped property during construction of a main building shall be permitted only for a short duration and shall not exceed one year, unless the Director Review permit is renewed annually following notice to contiguous property owners.

2. Long-term temporary use of an RV – not to exceed six months of each year for a five-year period – may be permitted in designated [avalanche](#) hazard ~~zones~~[-areas](#) as a primary use subject to Director Review permit.
3. In granting a Director Review permit, the following conditions, at a minimum shall be required:
 - a. That Environmental Health review and approve sanitation methods for the temporary use;
 - b. That the applicant obtain a building permit for the main building (if applicable) prior to RV placement;
 - c. That the applicant obtain any necessary permits for the RV use, such as a building permit for electrical hookup;
 - d. That the RV be removed from the site upon Director Review expiration; and
 - e. That the RV be placed in a manner that minimizes visual impact to scenic highways and nearby properties.

No Director Review permit shall be granted if the proposed use conflicts with local CC&Rs or applicable area or specific plans.

The temporary use of an RV for agricultural-related purposes, where a parcel is 20 acres or larger, shall be exempt from the Director Review.

04.080 Lot area.

- A. After the effective date of any General Plan land use map by which any land or area is first assigned a land use designation, no land in any designation shall be divided by the recordation of any map or by voluntary sale, contract of sale or conveyance of any kind that creates a new parcel of land that consists of less than the minimum lot area required for the designation of which such lot is a part; provided further, that all land divisions shall be subject to the requirements for the division of land in Mono County. Any person participating in violation of this section, whether as seller, grantor, purchaser or grantee, is, as principal in the transaction, guilty of a misdemeanor.
- B. Where a lot has an area less than that prescribed by the land use designation in which that lot is located, and the lot was under one ownership at the time of record at the time the area was first designated whereby the lot became nonconforming, the lot may be used subject to all property development standards of the designation in which such lot is located.
- C. If any land use designation is followed by a numerical suffix that differs from the base designation minimum, then the numerical suffix that follows shall take precedent.
- D. Minimum lot sizes for On-Site Wastewater Treatment Systems (OWTS)
Minimum lot sizes shall be as follows: notwithstanding the fact that lesser lot sizes may be indicated in the respective designations:
 1. If an individual OWTS is proposed for a lot that is served by a Public Water System (PWS), then 15,000 square feet is required. Lots served by a PWS, and where the leach field serving these lots is located on a separate parcel dedicated for such use (centralized leach field or treatment), may have lot sizes smaller than 15,000 square feet. A lot that has an on-site septic tank, but is served by a remote leach field as described above, would meet these criteria;

2. If both OWTS and an individual water supply well are proposed, 40,000 square feet is required, or as currently required by the Water Quality Control Plan of the Lahontan Region (Basin Plan) or approved Local Area Management Plan (LAMP). Local hydrogeological conditions may necessitate greater separation of the OWTS from well or water course for protection of beneficial uses;
3. 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; and
- E. The SWRCB may limit the construction of additional OWTS in specific areas where system density or system failures have led to water quality concerns. ~~Currently the community of Twin Lakes exceeds the allowed density of OWTS and no additional systems can be permitted regardless of parcel size.~~

F. The development of OWTS must comply with the Mono County Health Department's Construction Guide for Residential and Commercial On-Site Sewage Treatment & Disposal System.

[OTHER SECTIONS REMOVED FOR CLARITY]

04.120 Yards and Setbacks

A. Minimum Required Yards.

1. Minimum Front, Side and Rear Yards are required to maintain access, fire safety and community character and are specified for each land use designation. New construction including accessory structures and sheds, shall be set back from the property line or road easement, whichever is more restrictive, to preserve the required minimum yards. While numerous exceptions are detailed in this section, the following minimum yards are generally required. As of April 2023, CalFire requires 30' setbacks from property line or centerline of paved road for all new structures, regardless of parcel size. Exceptions and reductions to the 30' CalFire setbacks may be permitted in accordance with the California Minimum Fire Safe Regulations. When an exception or reduction is granted, the following minimum yards are required,

TABLE 04.120: MINIMUM YARDS

LUD	Front	Rear	Side
SFR <1 acre	20'	10'	10'
SFR >1 acre	30'	30'	30'
ER <1 acre	50'	10'	10'
ER >1 acre	50'	30'	30'
RR <1 acre	50'	10'	10'
RR >1 acre	50'	30'	30'
RU	30'	30'	30'
RMH <1 acre	20'	10'	10'
RMH >1 acre	30'	30'	30'
MFR <1 acre	20'	10'	10'
MFR >1 acre	30'	30'	30'
MU <1 acre	10'	5'	10'
MU >1 acre	30'	30'	30'
CL	10'	5'	0'
C	10'	5'	0'

SC	10'	5'	0'
IP	20'	10'	10'
RM	50'	30'	30'
AG	50'	50'	50'
NHP	30'	30'	30'
OS	50'	30'	30'

NOTE: Subject to CalFire setback standards. In the case of contradictory standards, the more restrictive setback shall apply.

B. Snow-Shedding Considerations.

1. When developing in areas and communities above an elevation of 6,000' extra consideration shall be taken in the design of structures to account for snow shedding. The Building Division may determine that the design, pitch, etc. of the roof may cause snow to shed onto adjoining property, vehicle parking areas or public ways and require greater than 10-foot minimum side or rear yards.

C. Side-Yard Reductions.

1. When developing in areas and communities above an elevation of 6,000' a required minimum side yard of 10 feet may be reduced on one side to a minimum of 5 feet when sufficient documentation is presented to the Planning Division showing the roof design is oriented so that snow does not shed toward adjacent properties, required parking areas, or other public ways. A required minimum side yard of 10 feet may be reduced on both sides to a minimum of 5 feet when roof design is oriented so that snow does not shed toward adjacent properties, required parking areas, or other public ways, and when written approval of the reduction from the Fire Protection District is provided.

2. When developing in communities at elevations below 6,000' or the communities of Paradise, Tri Valley, Lee Vining, Mono City, Bridgeport and Antelope Valley a required minimum side yard of 10 feet may be reduced on one side to a minimum of 5 feet. A required minimum side yard of 10 feet may be reduced on both sides to a minimum of 5 feet when written approval of the reduction from the Fire Protection District is provided.

3. When developing in any community or area on a lot greater than one acre and within any land use designation, 30-foot minimum front, side and rear yards are required by State law and reflected in Chapter 22 – Fire Safe Regulations. A required minimum side or rear yard of 30 feet may be reduced on one or both sides to a minimum of 10 feet and a required minimum front yard of 30 feet may be reduced to a minimum of 20 feet upon receiving a waiver from Cal Fire consistent with Chapter 22. [The more stringent regulations apply under the State Minimum Fire Safe Regulations.](#)

D. Commercial and Mixed Use Designation Considerations.

1. When a commercial use is proposed and is abutting a residential district, or a residential use is proposed within a commercial or mixed use designation, the required minimum side and rear yards shall be 10 feet.

2. On corner lots, a 10-foot required minimum front and side yard shall be required for all uses.

3. Commercial and mixed use lots greater than one acre, 30 feet minimum front, side and rear yards are required by State law and reflected in Chapter 22 – Fire Safe Regulations. A required minimum front, side or rear yard of 30 feet may be reduced on one or both sides to a minimum of 10 feet and a required minimum

front yard of 30 feet may be reduced to a minimum of 20 feet upon receiving a waiver from Cal Fire consistent with Chapter 22.

E. Non-Typical Lots

1. Corner Lots are lots that border intersecting streets or access easements. In this case, one street frontage shall require the applicable front yard and the second street frontage shall require the applicable side yard.
2. Double-frontage lots are lots with public access on opposite sides of a lot. Front yards shall be required on both frontages.

F. Habitat and Wildlife Setbacks.

1. Lakes, Streams/Creeks. In order to minimize the impact to areas with lakes, streams and creeks, the following procedures shall be applicable (specific plans or area plans may be more restrictive or less restrictive, and shall take precedence):

a. Definitions. A major stream is shown as a permanent stream on a US Geological Survey (USGS) map, and is a continuously flowing water body. A minor stream is shown as an intermittent stream on a USGS topographic map and is a permanent stream with low flow during all or part of the year. Seasonal streams not shown on a USGS map are not subject to this section, unless determined otherwise in accordance with subparagraph C of this subdivision. A lake is an accumulation of water, larger than a pool or pond, generally formed by a natural or man-made obstruction in the course of flowing water that is shown on a USGS map.

b. New development shall be subject to the following minimum setbacks from any lake, and major or minor stream. Any proposed structure, including associated impervious surfaces, shall be located a minimum of 30 feet from the top of the bank. Greater setback requirements may be imposed through the land division and/or environmental review process if determined necessary to protect the water body and riparian resource. Deviations of these setback requirements may be granted if the mandatory Director Review findings can be made and the applicant can demonstrate that the proposed construction will not result in a significant adverse impact on the water body or the riparian area. Such Director Review applications shall include a landscaping plan that illustrates all project site disturbance areas and specifies a comprehensive program for restoring the disturbed areas.

Structures and uses existing within these setback areas prior to January 1, 1990, shall be permitted to remain and, if necessary, be reconstructed. Such reconstruction within the setback area shall not result in:

- I. An increase in lot coverage;
- II. A change in use;
- III. Increased runoff from impervious surfaces; or
- IV. An adverse change in the drainage of the lot.

c. If the Public Works Department determines in the course of its review that a stream course not identified on a USGS map carries significant flow (either continuously or intermittently), the building setbacks in this subdivision may be imposed.

2. Wildlife. For sage grouse lek setbacks and deer migration corridors. Refer to Conservation Open Space Element for more details.

G. Other Setback Requirements

1. Architectural features. Architectural features such as cornices, eaves, and canopies may project not more than 30 inches into any required yard. Fireplaces, not exceeding 8 feet in breadth, may extend not more than 30 inches into any required yard.
2. Porches. Open, uncovered porches, landing places or outside stairways may project not more than 3 feet into any required yard.
3. Front-yard variation. In any residential designation where 50% or more of the building sites on any one block have been improved with buildings, the required front yard shall be not less than the average of the developed building sites, to a maximum of that specified for the designation in which the building site is located.
4. Garage within front yard. Notwithstanding any part of the requirements of this section, in cases where the elevation of the front half of the lot at a point 50 feet from the centerline of the street is 7 feet above or below the grade of the centerline, a private garage, attached or detached, may be constructed to within 5 feet of the front line, ~~to allow for a garage door that is no taller than 8 feet; provided that no such structure shall exceed 8 feet in height, measured from the finished floor line to the top plate line, nor more than 20 feet from finished floor line to the roof peak or other structural appurtenance.~~
5. Pools. Pools, spas and hot tubs may not be located closer than 5 feet from any side or rear lot line, nor shall they encroach into any easements. On corner lots, no pool shall be located closer than 10 feet to the lot line abutting the side street.
6. Stables and paddocks for horses shall not be less than 50 feet from the front property line nor less than 50 feet from any dwelling unit other than a unit occupied by the horse owner. These requirements do not apply to horses kept for personal use in permitted designations or in an equestrian-combining designation.
7. Retaining Walls. Retaining walls of four feet or less above grade are permitted within required setbacks. Terraced retaining walls are measured from the base of the lowest section to the top of the highest section for the purposes of this chapter. For retaining walls that exceed 4 feet in height above grade, the following restrictions apply: the base of the wall shall be placed at least as far from the property line as the wall exceeds 4 feet. Thereby, a 6-foot wall requires a 2-foot setback from the property line. An 8-foot wall, a 4-foot setback, and so on.
8. Required or primary access structures including vehicular and pedestrian bridges may be permitted within required yard setbacks when such access structures are necessary due to topographic or other physical constraints and when developed in accordance with all other permitting requirements, including environmental reviews.
9. Cluster Developments. Cluster developments may propose zero lot lines for side yards as part of the use permit review process.
10. Accessory buildings in Agriculture (AG) designations such as barns and stables shall be not less than 30 feet from side or rear property line, nor less than 50 feet from any front property line.
11. Commercial lots abutting a highway in June Lake, Lee Vining and Bridgeport. In areas where the majority of the commercial properties have previously been developed to less than the required 10-foot front setback, the 10-foot setback requirement may be reduced provided that the applicant can demonstrate all of the following:

- a. The project provides a front yard of not less than the average front yard depth of the developed properties in the commercial district; and
- b. The reduced setback will not adversely impact or impair the ultimate development of streets or sidewalk, street snow removal or snow storage or adversely impact driving visibility or obstruct the line of sight from vehicles in the roadway or driveway(s).
- c. The reduced setback will not adversely impact the aesthetic integrity of the commercial area or result in an adverse impact to the natural environment.

04.300 Snow storage requirements.

Snow-storage areas shall be provided for all new ~~commercial, industrial~~non-residential and multifamily (three or more units) developments, including condominiums. Snow-storage area(s) shall be equal to a required percentage of the area from which the snow is to be removed (i.e., parking and access/roads areas). Snow storage shall be provided on site, but may be allowed off site through the use permit process. Snow loads shall be established by the Design Criteria utilized by the Mono County Building Division.

<u>Flat Roof Snow Load</u>	<u>Snow Storage %</u>
55 psf or less =	25%
55-60 psf =	40%
60-95 psf =	55%
95+ psf =	65%

Usable snow-storage areas shall be identified on the site plan and shall be accessible to snow-removal equipment and substantially clear of obstructions. All designated snow-storage areas shall be at least 10 feet wide or deep in the smallest dimension or based upon demonstration of alternative methods (i.e., equipment and size). Heavily landscaped areas shall be protected from snow removal.

04.350 Inactive Projects.

An inactive project is one where the project applicant has not submitted the information and/or documents requested in ~~the most recent~~ County correspondence within 180 days. County staff shall provide written notification of “inactive status” to the project applicant 180 days following the ~~last correspondence~~request. Project applicants shall have 30 days from the date of that notice to submit the information and/or documents requested. If the County does not receive a complete response within 30 days, the project will be deemed withdrawn and all application materials and a final invoice will be mailed to the applicant.

DEVELOPMENT STANDARDS

CHAPTER 06 – PARKING

Sections.

06.010	Applicability.
06.020	Development.
06.030	Parking stall size.
06.040	Accessibility requirements.
06.050	On site.
06.060	Off site.
06.070	Joint use.
06.080	Paving, striping and driveway improvement standards
06.090	Central Business Parking Districts.
06.100	Required number of spaces.

06.040 Accessibility requirements.

- A. Individual accessible parking. The minimum size shall be 14 feet wide lined to provide a 9-foot parking space and a 5-foot loading area, by 20 feet in length.
- B. Double. For two accessible parking spaces, the minimum size shall be 23 feet wide lined to provide two 9-foot parking spaces and one 5-foot loading area shared between the spaces.
- C. Signage. All accessible parking shall be signed with surface identification symbol and with either a wall-mounted or freestanding sign in accordance with the provisions of Title 24, 2-33240.
- D. Number required. Accessible spaces are required at a rate of one space for each 25 required spaces or fraction thereof.

E. Applicability. Accessible parking requirements are not applicable to existing facilities unless the occupancy is changed.

F. Accessible parking spaces, including number required, location, dimensions, van-accessible space requirements, and signage — shall comply with the California Building Code, Title 24, Part 2, Chapter 11B (Accessibility to Public Buildings, Public Accommodations, Commercial Buildings, and Public Housing), as amended, and applicable federal accessibility standards under the Americans with Disabilities Act.

E.G. Accessible parking requirements under this section shall apply at the time of development of any building or establishment of any use, consistent with Section 06.010, and to alterations of existing facilities to the extent required by the California Building Code.

DEVELOPMENT STANDARDS

CHAPTER 16 – ACCESSORY DWELLING UNITS

Sections:

16.010	Intent.
16.015	Consistency with State Law.
16.020	Definitions.
16.030	Applicable Land Use Designations.
16.040	General Provisions.
16.050	Standards for <u>New</u> Accessory Dwelling Units.
<u>16.060</u>	<u>Unpermitted ADUs Amnesty Program</u>

16.010 Intent.

The intent of this chapter is to allow for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in accordance with State law in order to provide additional affordable housing opportunities, including housing for the elderly in Mono County.

16.015 Consistency with State Law.

This chapter shall be interpreted and applied to be consistent with state ADU law, including Government Code sections 66310 through 66342. In the event of a conflict, state law shall control and the conflicting local provision shall be deemed inoperative. ~~is consistent with State Law, including AB 881, AB 670, AB 587, AB 671, AB 68, and SB 13.~~

16.020 Definitions.

"Accessory Dwelling Unit" (ADU) (also referred to as "dependent," "Secondary Housing," or "granny unit") means residential occupancy of a living unit located on the same parcel as a single family or multi-family dwelling unit. ~~the primary residential unit.~~ It provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation. on the same parcel as the primary unit is situated. ~~An Accessory Dwelling Unit shall meet the minimum regulations for an efficiency dwelling unit in the California Building Code.~~

The Accessory Dwelling Unit can be either attached to or detached from the primary residential unit but in either case shall be encouraged to have similar architectural elements as the primary unit (i.e., materials, textures, colors, etc.; ~~see 16.050 G below~~). ~~The Accessory Dwelling Unit shall be clearly subordinate to the primary unit.~~

"Junior accessory dwelling unit" (JADU) means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure. The junior accessory dwelling unit shall meet the minimum regulations for an efficiency dwelling unit in the California Building Code. ~~must contain cooking facilities.~~

A "Converted ADU" is defined as repurposed existing space within or accessory to the primary residence that is converted into an independent living unit. A converted ADU shall meet the minimum regulations for an efficiency dwelling unit in the California Building Code.

Utilities that are installed for future expansion, such as stub outs that would allow a kitchen to be installed at a later date, shall be considered as complete cooking facilities in accessory dwelling units. In units required by deed restriction, complete cooking facilities shall be installed resulting in a usable kitchen at final permit issuance, and interior access between attached units shall be no more than a single personnel door.

16.030 Applicable Land Use Designations.

An Accessory Dwelling Unit, Converted Accessory Dwelling Unit and Junior Accessory Dwelling Unit may be permitted in any land use designation that allows single-family residences as a permitted use or as allowed in Specific Plan (SP) areas subject to the General Provisions below.

16.040 General Provisions.

- A. Accessory Dwelling Units up to 1,200 square feet are permitted with a building permit if any of the following instances apply:
 - (i) The accessory dwelling unit or junior accessory dwelling unit is located within a single-family dwelling or existing space of a single-family dwelling, whether existing or proposed, or accessory structure (converted ADU) and may include an expansion of not more than 150 square feet beyond the physical dimensions of the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. The spaceADU must have exterior access. Side and rear setbacks must meet fire protection standards and prevent snow shedding onto adjacent properties.
 - (ii) ~~One-bedroom-D~~detached or attached accessory dwelling units not exceeding ~~850~~1,200-square feet and ~~two-bedroom accessory dwelling units not exceeding 1,000-square feet. The unit may not exceed four foot side and rear yard setbacks and must meet health and safety standards, including prevention of snow shedding onto adjacent properties.~~
 - (iii) Multiple accessory dwelling units within the portions of existing multifamily dwelling structures not used as livable space including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, (converted ADU) if each unit complies with state building standards for dwellings. An existing multifamily unit is allowed at least one accessory dwelling unit or up to, and not exceeding, 25 percent of the existing multifamily dwelling units.
 - (iv) ~~Not more than two~~Up to two detached ADUs are allowed on a lot that has a proposed multifamily dwelling, and up to eight detached accessory dwelling unitsADUs that are located on a lot that has an existing multifamily dwelling provided the number of ADUs does not exceed the number of existing units on the lot. Side and rear yard setbacks may be reduced to four feet provided the design demonstrates snow will not shed onto adjacent properties and fire safety standards are met.
- B. ~~The following-A~~accessory dwelling units between 1,200 square feet and 1,400 square feet that do not qualify under 16.040A may be permitted through Director Review with notice.:
 - (i) ~~One-bedroom units between 850 and 1,400-square feet;~~
 - (ii) ~~Two-bedroom units between 1,000 and 1,400-square feet.~~
- C. Accessory dwelling units that ~~do not qualify under 16.040A and~~ exceed 1,400-square feet may be permitted through Use Permit.
- E. Square footage of accessory dwelling units shall be calculated based on the exterior dimensions of the unit. All interior living space shall count toward the total square footage of the unit.
- ~~F. Consistent with Government Code section 65852.2, ministerial reviews shall occur within 60 days after receiving an accessory dwelling unit application, unless the accessory dwelling unit is built concurrently with the primary unit.~~

16.050 Standards for New Accessory Dwelling Units.

- ~~A.~~ ~~All construction shall conform to the height, setback, lot coverage, fees (including school impact fees and fire district fees), snow storage, and other development requirements applicable to residential construction in the land use designation in which the property is located.~~ Side and rear yard setbacks may be reduced to four feet provided the design demonstrates snow will not shed onto adjacent properties. Front yard setbacks as specified by the LUD apply to ADUs, however a required front yard setback may be reduced if it would preclude construction of an ADU of at least 800 square feet on the property.
- ~~B.~~ The unit shall be exempt from development impact fees if less than 750-square feet and all units are exempt from Housing Mitigation Ordinance (HMO) fees.
- ~~C.~~ Height of detached ADUs shall not exceed 20' or the height of the existing primary unit if it is less than 20'. Height of attached ADUs shall not exceed the height of the existing or proposed primary unit.
- ~~BD.~~ If a well and/or septic system is/are to be utilized, a clearance letter shall be obtained from the Environmental Health director and shall accompany the building permit application (or if applicable, the Director Review or Use Permit application). For Accessory Dwelling Units that are served by a public water and/or sewer system, a letter from the serving entity that indicates adequate service shall be submitted as part of the application.
- ~~CE.~~ One of the units on the parcel must be owner occupied if the property contains a junior accessory dwelling unit (either the primary unit or the junior accessory dwelling unit); for detached accessory dwelling units, there is no owner occupancy requirement. ~~For units that do not qualify under 16.040.A, one unit on the property must be owner occupied.~~
- ~~DF.~~ Required parking shall be one space for each unit with at least one bedroom a one-bedroom unit and two spaces for units of two or more bedrooms, and is in addition to the required parking for the primary unit. There is no parking requirement for studio units. No parking standards shall be imposed in the following instances:

 - (1) The accessory dwelling unit is located within one-half mile of public transit.
 - (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
 - (3) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
 - (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
 - (5) When there is a car-share vehicle located within one block of the accessory dwelling unit.
- ~~H.~~ Whether attached or detached, the Accessory Dwelling Unit ~~shall-should be~~ be architecturally compatible with the primary residence. ~~The Community Development Department shall determine the A~~architectural compatibility of the structures ~~and shall-should~~ consider roofing, siding, trim, door and window frame colors; and materials; roof slope and pitch; and wall articulation, roof line articulation, eaves, railings, chimneys, porches, and similar features; landscaping should also be considered in helping to make the units compatible. ~~The Accessory Dwelling Unit shall be clearly subordinate to the primary unit in terms of size and placement on the property. If attached, the two units shall have the appearance of a single family residence; T~~he Accessory Dwelling Unit entrance ~~shall-should~~ be located on the side or rear of the building.
- ~~F-I.~~ When located within 5 feet of a side or rear property line, upper floor windows shall not face adjacent properties unless the minimum window sill height is five feet and the window has frosted or privacy glass.
- ~~G-J.~~ Pursuant to the California Building Code, accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. Accessory dwelling unit utility connections and related fees shall comply with Government Code section 65852.2.

KG. No passageway shall be required in conjunction with the construction of an accessory dwelling unit. No setback shall be required for an existing garage that is converted to an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage, provided the design demonstrates snow will not shed onto adjacent properties and fire safety standards are met.

LH. Short-term rentals are prohibited in all accessory dwelling units including junior accessory dwelling units.

16.60—Unpermitted ADUs Amnesty Program

16.60

The County may not deny a permit for an unpermitted ADU or JADU constructed before January 1, 2020, solely because the ADU violates building standards or does not comply with State ADU law or a local ordinance, unless the County makes a finding that correcting the violation is necessary to protect the health and safety of the public or occupants, or the building is deemed substandard under Health and Safety Code section 17920.0 (Gov. Code § 66311.7(a)-(c)).

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DEVELOPMENT STANDARDS

CHAPTER 19 – ADULT-ORIENTED BUSINESSES

Sections:

19.010	Findings.
19.020	Legislative purpose.
19.030	Definitions.
19.040	Minimum proximity requirements.
19.050	Permit required.
19.060	Severability.

19.040 Minimum proximity requirements.

Notwithstanding anything to the contrary contained in the Mono County Code or Mono County General Plan, no Adult-Oriented Business shall be established or located on property in the county other than property with the land use designation of ~~Rural Resort (RU)~~, Industrial Park (IP), or Industrial (I), as those designations are defined in the Land Use Element of the Mono County General Plan, or within specified distances of certain land uses as set forth below:

- A. No such business shall be established on or within 500 feet from any property with a residential land use designation (including Rural Residential (RR), Rural Resort (RU), Single-Family Residential (SFR), Multi-Family Residential (MFR), Estate Residential (ER) and Rural Mobile Home (RMH) or from a building or structure used as a dwelling, park, church, or public building.
- B. No Adult-Oriented Business shall be established within 3,000 feet from a school.
- C. The distances set forth above shall be measured as a radius from the Adult-Oriented Business to the property line of the residentially designated properties or park, or to the actual structure used as a dwelling, school, church, or public building.

DEVELOPMENT STANDARDS

CHAPTER 22 – FIRE SAFE REGULATION

Sections:

22.010	Purpose.
22.020	Intent.
22.030	Scope.
22.040	Provisions for Application of these Regulations.
22.050	Inspection Authority.
22.060	Inspections.
22.070	Exceptions to Standards.
22.080	Requests for Exceptions.
22.090	Appeals.
22.091	Definitions.
22.092	Distance Measurements.
22.100	Maintenance of Defensible Space Measures.
22.110	Emergency Access/Road Descriptions.
22.120	Signing & Building Numbering.
22.130	Emergency Water Standards.
22.140	Roof Covering Standards.
22.150	Defensible Space and Fire Hazard Reduction.

22.010 Purpose.

~~Mono County is rural in nature, primarily consisting of mountainous and high desert terrain. The communities and inhabited portions of the unincorporated area of Mono County are generally located within, or in close proximity to, mountainous areas, forest covered land, brush covered lands, grass covered lands, and similar lands that are subject to wildfires. In order to minimize the threat of wildfire spreading to occupied structures, and to supplement the educational and enforcement activities of Cal Fire, local educational efforts, and enforcement of, defensible space requirements are reasonable and necessary and will benefit the public health and safety. These fire safe regulations are intended to provide the same practical effect as the State Minimum Fire Safe Regulations, Public Resources Code Section 4290, Title 14 of the California Code of Regulations (CCR) §§ 1270.00 et seq., and roofing requirements specified in Government Code Sections 51178.5 and 51189 and Health and Safety Code Sections 13108.5 and 13132.7. This chapter defers to the State Minimum Fire Safe Regulations as the governing standard for emergency access; signing and building numbering; private water supply reserves for fire use; roof covering standards; and vegetation modification within the State Responsibility Areas of Mono County, except where existing County regulations equal or exceed the state minimum standard, in which case the more stringent local standard shall control.~~

22.020—Intent.

~~These fire safe regulations are intended to provide the same practical effect as the State Responsibility Area Fire Safe Regulations, Public Resources Code Section 4290, Title 14 of the California Code of Regulations (CCR) and roofing requirements as specified in Government Code Sections 51178.5 and 51189 and Health and Safety Code Sections 13108.5 and 13132.7. The regulations establish basic wildland fire protection standards in the State Responsibility Areas of Mono County for emergency access; signing and building numbering; private water supply reserves for fire use; roof covering standards; and vegetation modification.~~

22.030—Scope.

~~These regulations do not apply to existing structures (except as specified in Sections 22.130 and 22.140), roads, streets and private lanes or facilities. These regulations shall apply as appropriate to all construction within State Responsibility Areas approved after October 1, 1991. Affected activities include but are not limited to:~~

- ~~A. Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) Section 66412(d);~~
- ~~B. Application for a building permit for new construction, not relating to an existing structure (except as specified in Section 22.140 Roof Covering Standards);~~
- ~~C. Application for a Use Permit;~~
- ~~D. The siting of manufactured homes (manufactured homes are as defined by the National Fire Protection Association, National Fire Code, Section 501A, Standard for Fire Safety Criteria for Manufactured Home installations, Sites and Communities, Chapter 1, Section 1-2, Definitions, page 4, 1987 edition and Health and Safety Code Sections 18007, 18008, and 19971); and~~
- ~~E. Road construction, including construction of a road that does not currently exist, or extension of an existing road.~~

~~Exemption: Roads required as a condition of tentative parcel maps prior to the effective date of these regulations; roads for agricultural or mining use solely on one ownership; and roads used solely for the management and harvesting of wood products.~~

~~22.040—Provisions for Application of these Regulations.~~

~~This chapter shall be applied as follows:~~

- ~~A. Mono County shall provide Cal Fire with notice of applications for building permits, tentative parcel maps, and use permits for construction or development within State Responsibility Areas;~~
- ~~B. The Battalion Chief of Cal Fire, or his designee, shall review and make fire protection recommendations on applicable construction or development permits or maps provided by Mono County; and~~
- ~~C. The applicable sections of this chapter shall become a condition of approval of any applicable construction or development permit or map. Applicants should also consult with the applicable local Fire Protection District for possible additional requirements.~~

~~22.050—Inspection Authority.~~

- ~~A. Inspection shall be made pursuant to Section 1270.06 of the California Code of Regulations by the Battalion Chief of Cal Fire. Applicable fire districts or Mono County departments may provide inspection assistance through the building or development permit process.~~
- ~~B. Reports of violations shall be provided to the Cal Fire Battalion Chief, who administers State Responsibility Area fire protection for Mono County.~~

~~22.060—Inspections.~~

~~The inspection authority may inspect for compliance with these regulations. When inspections are conducted, they should occur prior to: the issuance of the use permit; certificate of occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or building permit.~~

~~22.070—Exceptions to Standards.~~

Upon request by the applicant, exceptions to standards within this chapter and mitigated practices may be allowed by the inspection authority, where the exception provides equal to or better than overall practical effect as these regulations toward providing defensible space.

22.080 — Requests for Exceptions.

Requests for an exception shall be made in writing to the inspection authority by the applicant or the applicant's authorized representative. The request shall state the specific section(s) for which an exception is requested, material facts supporting the contention of the applicant, the details of the exception or mitigation measure proposed, and a map showing the proposed location and siting of the exception or mitigation measure.

22.090 — Appeals.

Where an exception is not granted by the inspection authority, the applicant may appeal such denial to the Mono County Planning Commission in accordance with Chapter 47, Appeals. Prior to the appeal hearing, the inspection authority shall be consulted and shall provide to the Planning Commission documentation outlining the effects of the requested exception on wildland fire protection.

If an appeal is granted, the Planning Commission shall make findings that the decision meets the intent of providing defensible space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to Cal Fire Ranger Unit headquarters that administers State Responsibility Area fire protection in Mono County.

22.091 — Definitions.

"Accessory building" means any building used as an accessory to residential, commercial, recreational, industrial, or educational purposes as defined in the California Building Code, 1989 Amendments, Chapter 11, Group M, Division 1, Occupancy that requires a building permit.

"Agriculture" means land used for agricultural purposes as defined in land use designations of the Mono County General Plan Land Use Element.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy that is defined in the California Building Code. For the purposes of this chapter, building includes mobile homes and manufactured homes, churches, and day care facilities.

"Cal Fire" is the former California Department of Forestry and Fire Protection.

"Dead-end road" means a road that has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads.

"Defensible space" means the area within the perimeter of a parcel, development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching wildfire or defense against encroaching wildfires or escaping structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or development, excluding the physical structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

"Development" means as defined in Section 66418.1 of the California Government Code.

"Battalion Chief" replaces the director of the former California Department of Forestry and Fire Protection or his/her designee.

"Driveway" means a vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory buildings.

"Dwelling unit" means any building or portion thereof that contains living facilities, including provisions for sleeping, eating, cooking and/or sanitation for not more than one family.

"Exception" means an alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions such as recorded historical sites, that provides mitigation of the problem.

"Firebreak" shall mean an area of land within 30 feet of an occupied dwelling or structure or to the property line, whichever is closer, in which all flammable vegetation or other combustible growth has been removed. The creation of a firebreak shall not require removal of single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any dwelling or structure.

"Fire valve" see hydrant.

"Fuel modification area" means an area where the volume of flammable vegetation has been reduced, providing reduces fire intensity and duration.

"Greenbelts" means a facility or land use, designed for other than fire protection, that will slow or resist the spread of a wildfire. Includes parking lots, irrigated or landscaped areas, golf courses, parks, playgrounds, maintained vineyards, orchards or annual crops that do not cure in the field.

"Hammerhead/T" means a roadway that provides a "T" shaped, three point turnaround space for emergency equipment, being no narrower than the road that serves it.

"Hydrant" means a valved connection on a water supply/storage system, having at least one 2-1/2 inch outlet, with male American National Fire Hose Screw Threads (NH) used to supply fire apparatus and hoses with water.

"Local Jurisdiction" means a County/Town agency or department that issues or approves building permits, use permits, tentative maps or tentative parcel maps, or has authority to regulate development and construction activity.

"Occupancy" means the purpose for which a building, or part thereof, is used or intended to be used.

"One-way road" means a minimum of one traffic lane width designed for traffic flow in one direction only.

"Roads, streets, private lanes" means vehicular access to more than one parcel; access to any industrial or commercial occupancy; or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

"Roadway" means any surface designed, improved, or ordinarily used for vehicle travel.

"Roadway structures" means bridges, culverts, and other appurtenance structures that supplement the roadway bed or shoulders.

"Reduced Fuel Zone" shall mean an area between 30 and 100 feet of an occupied dwelling or occupied structure or to the property line, whichever is closer, in which all brush, flammable vegetation or combustible growth has been removed. The creation of a reduced fuel zone shall not require the removal of single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a

~~means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure. Grass and other vegetation located more than 30 feet from the dwelling or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.~~

~~"Same Practical Effect" as used in this chapter means an exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for firefighter safety, including:~~

- ~~1. Access for emergency wildland fire equipment;~~
- ~~2. Safe civilian evacuation;~~
- ~~3. Signing that avoids delays in emergency equipment response;~~
- ~~4. Available and accessible water to effectively attack wildfire or defend a structure from wildfire; and~~
- ~~5. Fuel modification sufficient for civilian and firefighter safety.~~

~~"Shoulder" means roadbed or surface adjacent to the traffic lane.~~

~~"State Board of Forestry (SBOF)" means a nine member board, appointed by the Governor, which is responsible for developing the general forest policy of the state, determining the guidance policies of Cal Fire, and representing the State's interest in federal land in California.~~

~~"State Responsibility Area (SRA)" means as defined in Public Resources Code Section 4126-4127; and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 1, Sections 1220-1220.5.~~

~~"Structure" means that that is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.~~

~~"Subdivision" means as defined in Section 66444 of the Government Code.~~

~~"Traffic lane" means the portion of a roadway that provides a single line of vehicle travel.~~

~~"Turnaround" means a roadway unobstructed by parking that allows for a safe opposite change of direction for emergency equipment. Design of such area may be a hammerhead/T or terminus bulb.~~

~~"Turnout" means a widening in a roadway to allow vehicles to pass.~~

~~"Vertical clearance" means the minimum specified height of a bridge or overhead projection above the roadway.~~

~~"Wildfire" is as defined in Public Resources Code Sections 4103 and 4104.~~

~~22.092. Distance Measurements.~~

~~All specified or referenced distances are measured along the ground, unless otherwise stated.~~

~~22.100. Maintenance of Defensible Space Measures.~~

~~To ensure continued maintenance of properties in conformance to these standards and measures and to assure continued availability, access, and utilization of the defensible space provided for in these standards during a wildfire, provisions for annual maintenance shall be included in the development plans, and/or shall be provided as a condition of the permit, parcel or map approval.~~

22.110 — ~~Emergency Access.~~

~~Road and street networks, whether public or private, unless exempted under Section 22.020(e), shall provide for safe access for emergency wildland fire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a wildfire emergency consistent with this section.~~

A. — ~~Road Width.~~

~~All roads shall be constructed to provide a minimum of two 10-foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this chapter, or additional requirements are mandated by local jurisdictions or County subdivision requirements.~~

B. — ~~Roadway Surface.~~

~~Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide an aggregate base. Project proponent shall provide engineering specifications to support design, if requested by the local authority having jurisdiction.~~

C. — ~~Roadway Grades.~~

~~The grade for all roads, streets, private lanes and driveways shall not exceed 16%.~~

D. — ~~Roadway Radius.~~

~~1. — No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50 to 100-foot radius; 2 feet to those from 100-200 feet.~~

~~2. — The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than 100 feet.~~

E. — ~~Roadway Turnarounds.~~

~~Turnarounds are required on driveways and dead-end roads. The minimum turning radius for a turnaround shall be 40 feet, not including parking. If a hammerhead/T is used instead, the top of the "T" shall be a minimum of 60 feet in length.~~

F. — ~~Roadway Turnouts.~~

~~Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25-foot taper on each end.~~

G. — ~~Roadway Structures.~~

~~1. — All driveway, road, street, and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750, and 35250.~~

~~2. — Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capability of each bridge.~~

~~3. — Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17) hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces that are not designed for such use, barriers or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained. A bridge with only one traffic lane may be~~

~~authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.~~

~~H. — One-Way Roads.~~

~~All one-way roads shall be constructed to provide a minimum, not including shoulders of one 12-foot traffic lane. The County/Town may approve one-way roads. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently designated for no more than 10 dwelling units. In no case shall it exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.~~

~~I. — Dead-End Roads.~~

~~1. — The maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:~~

- ~~a. — parcels designated for less than one acre — 800 feet;~~
- ~~b. — parcels designated for one acre to 4.99 acres — 1,320 feet;~~
- ~~c. — parcels designated for five acres to 19.99 acres — 2,640 feet; and~~
- ~~d. — parcels designated for 20 acres or larger — 5,280 feet.~~

~~All lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing parcel sizes, requiring different length limits, the shortest allowable length shall apply.~~

~~2. — Where parcels are designated five acres or larger, turnarounds shall be provided at a maximum of 1,320-foot intervals.~~

~~3. — Each dead-end road shall have a turnaround constructed at its terminus.~~

~~J. — Driveways.~~

~~All driveways shall be constructed to provide a minimum of one 10-foot traffic lane.~~

~~1. — Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.~~

~~2. — A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.~~

~~3. — Driveways shall be designed and maintained to support at least 36,000 pounds.~~

~~K. — Gate Entrances.~~

~~1. — Gate entrances shall be at least 2 feet wider than the width of the traffic lane(s) serving that gate and a minimum of 14 feet unobstructed horizontal clearance and vertical clearance of 15 feet.~~

~~2. — All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that road.~~

~~3. Security gates shall not be installed without approval and where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.~~

~~4. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used.~~

~~22.120 Signing and Building Numbering.~~

~~To facilitate locating a fire and to avoid delays in response, all new and existing or approved roads, streets, and buildings shall be designated by names or numbers, posted on signs clearly visible in a position that is plainly legible and visible from the street or road fronting the property and legible from the roadway. This section shall not restrict the size of letters or numbers appearing on street signs for other purposes.~~

~~A. Streets and roads shall be identified with approved signs.~~

~~Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.~~

~~B. Size of Letters, Numbers and Symbols for Street and Road Signs.~~

~~Size of letters, numbers, and symbols for street and road signs shall be a minimum of 4-inch letter height, 1/2-inch stroke, reflectorized, contrasting with the background color of the sign.~~

~~C. Visibility and Legibility of Street and Road Signs.~~

~~Road, street and private lane signs required by this chapter shall be installed prior to final acceptance by the County/Town of road improvements.~~

~~D. Addresses for Buildings.~~

~~All buildings shall be issued an address by the County/Town that conforms to the County/Town overall address system. Accessory buildings will not be required to have a separate address; however, each dwelling unit within a building shall be separately identified.~~

~~E. Size of Letters, Numbers and Symbols for Addresses.~~

~~Size of letters, numbers and symbols for addresses shall be a minimum 4-inch letter height, 1/2-inch stroke, reflectorized, contrasting with the background color of the sign. Address numbers shall be Arabic numerals or alphabet letters. Address identification shall be plainly legible and visible from the street or road fronting the property. Addresses shall be Arabic numbers or alphabetical letters. Where access is by means of a private road and the address identification cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the address.~~

~~-~~

~~F. Installation, Location and Visibility of Addresses.~~

~~1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located fronting the property.~~

~~2. Address signs along one-way roads shall be visible from both the intended direction of travel and opposite direction.~~

~~3. Where multiple addresses are required at a single driveway, they shall be mounted on a single post.~~

~~4. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest intersection providing access to that site.~~

~~G. Numbering standards herein are minimum and may be greater as approved by the Mono County Building Division for buildings or Public Works Department for streets and roadways.~~

22.130 Emergency Water Standards.

Emergency water for wildfire protection shall be available, accessible and maintained in quantities and locations specified in the statute and these regulations, in order to attack a wildfire or defend property from a wildfire.

A. Application.

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the local jurisdiction having authority. or when any existing parcel is developed within the Antelope Valley, Long Valley ~~or and~~ Wheeler Crest Fire Protection Districts regardless when the parcel was created. When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the local authority having jurisdiction.

For the purposes of this section, “developed” shall not apply to accessory buildings for, or additions to, existing residential structures.

B. General Standards.

Water systems that comply with the below standard or standards meet or exceed the intent of these regulations. Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, “Standard on Water Supplies for Suburban and Rural Fire Fighting” 2012 Edition hereby incorporated by reference, and California Fire Code, California Code of Regulations Title 24, part 9 shall be accepted as meeting the requirements of this article.

Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available.

Nothing in this article prohibits the combined storage of emergency wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

Where freeze protection is required by local jurisdictions having authority, such protection measures shall be provided.

~~C. Hydrant/Fire Valve.~~

~~1. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor farther than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.~~

~~The hydrant or other off-site fire department connection serving any building shall be:~~

~~a. Not less than 50 feet nor more than ½ mile by road from the building it is to serve. In the Long Valley and Wheeler Crest fire protection districts, the distance shall be not less than 50 feet or more than 1,000 feet by road from the building it is to serve.~~

~~b. Located at a turnout or turnaround along the driveway to that building or along the road that intersects that driveway.~~

- ~~2. The hydrant head or fire valve shall be 2 1/2 inch National Hose male thread with cap for pressure and gravity flow systems and 4 1/2 inch draft systems. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection as required by the local jurisdiction.~~

~~D. Signing of Water Sources.~~

~~Each hydrant/fire valve or access to water shall be identified as follows:~~

- ~~1. If located along a driveway, a reflectorized blue marker, with a minimum dimension of 3 inches shall be located on the driveway address sign and mounted on a fire retardant post, or~~
- ~~2. If located along a street or road,~~
 - ~~a. A reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire retardant post. The sign post shall be within 3 feet of said hydrant/fire valve, with the sign no less than three feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway, or~~
 - ~~b. As specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.~~

~~E. Maintenance.~~

~~Ongoing maintenance of required water supply(s) shall be the responsibility of the property owner.~~

22.140 — Roof Covering Standards

~~A. Class A roof covering(s) as defined in the California Building Code shall apply for every new building(s) and all reroofing of existing building(s) and shall be verified by field inspection.~~

- ~~1. The installer of the roof covering shall provide certification of the roof covering classification to the building owner and, when requested, to the Mono County Building Division. The installer shall also install the roof covering in accordance with the manufacturer's listing.~~
- ~~2. The roofing material shall have passed a minimum 10 year accelerated weather test approved by a testing laboratory recognized by the State Fire Marshal.~~
- ~~3. This section shall not apply to any building or facility designated as an historic building, as defined in Section 18955.~~

22.150 — Defensible Space and Fire Hazards Reduction.

~~A. Requirements~~

- ~~1. Property shall be maintained in accordance with the defensible space requirements contained in Government Code section 51182 (unless exempted by Government Code section 51183 or 51184) and Public Resources Code section 4291, as applicable.~~
- ~~2. The existence or maintenance of any of the following conditions is prohibited:~~
 - ~~a. Tree branches within 10 feet of a chimney outlet or stovepipe outlet;~~
 - ~~b. Dead or dying tree branches adjacent to or overhanging a building;~~
 - ~~c. Leaves, needles, or other dead vegetative growth on the roof of any structure;~~

~~d. Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;~~

~~— e. Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel Zone; or~~

~~— f. Brush or other flammable material within 10 feet of a propane tank.~~

~~B. Clearance/Treatment.~~

~~— Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds associated with driveways.~~

~~3. No person shall be required to maintain any clearing on any land if that person does not have the legal right to maintain the clearing, nor is any person required to enter upon or damage property that is owned by another person without the consent of that person.~~

~~4. The prohibitions contained in paragraph 3 shall not apply to land or water area located outside a State Responsibility Area that are acquired or managed for one or more of the following purposes or uses:~~

~~— a. Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government;~~

~~— b. Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities;~~

~~— c. Open space lands that are environmentally sensitive parklands; and~~

~~— d. Other lands having scenic values, as declared by the local agency or by state or federal law.~~

~~B. Local Enforcement.~~

~~1. Any County personnel performing health and safety functions, including but not limited to, paramedics, building inspectors, and code compliance officers, may be trained and assigned to conduct general property inspections to determine compliance with the provisions of 22.150, provide educational materials and instruction concerning defensible space requirements to owners and occupiers of structures, and to issue correction notices to owners and occupiers of structures to gain compliance with the provisions of 22.150. Any duly designated person assigned by a local Fire Protection District may be trained and assigned to conduct general property inspections to determine compliance with the provisions of 22.150, provide educational materials and instruction concerning defensible space requirements to owners and occupiers of structures, and to issue correction notices to owners and occupiers of structures to gain compliance with the provisions of 22.150.~~

- ~~2. If an owner or occupier of a structure fails to comply with a correction notice issued to them, the person or entity that issued the correction notice may follow up the correction notice with a second correction notice that shall include a warning that the failure to make the necessary corrections may result in enforcement action pursuant to Chapter 1.12 of the Mono County Code or any other enforcement action or remedy allowed by law.~~
- ~~3. Mono County Code Compliance Officers may take any necessary enforcement action upon receipt of a second correction notice. The proposed enforcement action shall take into consideration the degree of the danger posed by the lack of compliance with the defensible space requirements.~~
- ~~4. Forms may be created for use by County personnel and Fire Protection District personnel in implementing this section.~~
- ~~5. The provisions in this section are intended solely to supplement, and not supersede, replace, or modify the enforcement provisions set forth in Public Resource Code Section 4291.~~

~~C. Applicability.~~

- ~~1. Defensible space requirements shall apply to existing structures and shall be required for the following applications for which approval has not been granted as of the effective date of this chapter:~~
 - ~~a. Applications for building permits as provided in Mono County Code Chapter 15.04;~~
 - ~~b. Applications for tentative subdivision final and parcel maps; and~~
 - ~~c. Applications for use permits when applicable.~~

~~D. Exceptions and Modifications.~~

- ~~1. An exception to, or modification of, the regulations set forth 22.150 may be authorized whenever a finding is made by [the Community Development director] that the exception or modification provides an overall practical effect of creating defensible space and/or where site specific conditions, including previously required development mitigation conditions to preserve wildlife or botanical habitat preservation have been required. When considering such site specific exemptions or modifications, the Community Development director may consult with experts in the fields of wildfire protection and wildlife and botanical habitat preservation in reaching an appropriate level of modification. When an exception is requested for a site that is located within an established community, the Community Development director may consult with the designated representative of the local Fire Protection District in determining the requested exception or modification.~~

PROCESSING**CHAPTER 31 – DIRECTOR REVIEW****Sections:**

31.010	Director Review permit.
31.020	Director Review permit with notice.
31.030	Findings.
31.040	Director action.
31.050	Notice of decision.
31.060	Effect of decision.
31.070	Termination.
31.080	Extensions.
31.090	Revocation.

31.080 Extensions.

If there is a failure to exercise the rights of the Director Review within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary. [Permit extensions do not require public hearings unless determined by staff.](#) Conditions of approval for the Director Review may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also deny the request for extension. Exception to this provision is permitted for those Director Reviews approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

PROCESSING**CHAPTER 32 – USE PERMIT****Sections:**

32.010	Required findings.
32.020	Application.
32.030	Hearing.
32.040	Action.
32.050	Notice of decision.
32.060	Termination.
32.070	Extensions.
32.080	Revocation.

32.070 Extensions.

If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing, [if deemed necessary. Permit extensions do not require public hearings unless determined by staff.](#) Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension. Exception to this provision is permitted for those use permits approved concurrently with a tentative parcel or tract map; in those cases the approval period(s) shall be the same as for the tentative map.

Part B (Changing the Land Use Designation of the Interlaken Condos)

General Plan Amendment 26-02 will change the Land Use Designation of a set of parcels belonging to the Interlaken Condos (APNs # 015-301-000-000 through 015-301-038-000) from Multi-Family Residential, Low (MFR-L) to Commercial Lodging, Moderate (CL-M) to allow for short-term rentals.



Figure 1: Location of the Interlaken Condos (APNs # 015-301-000-000 through 015-301-038-000)



Figure 2: Adjacent Land Use Designations to the Interlaken Condos

Multi-Family Residential, Low (MFR-L), Moderate (MFR-M), High (MFR-H)

INTENT: 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.

PERMITTED USES

- Single-family dwelling
- Manufactured home used as a single-family dwelling¹ – MFR-L only ^c
- Duplexes and triplexes
- Accessory buildings and uses²
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Small-scale agriculture²
- Transitional and Supportive Housing including Single Room Occupancy facilities⁶
- Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act.

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

- MFR-L Model units
- None stated for MFR-M and MFR-H

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

MFR-L, MFR-M and MFR-H

- Art galleries
- Quasi-public buildings and uses
- Public utility buildings and structures, not including service yards
- Country clubs and golf courses
- Condominiums, cooperatives, townhomes, cluster developments, apartments containing four or more units
- Parking lots and parking structures

MFR-H only

- Mobile-home parks (see Dev. Standards – Mobile Homes and RV Parks, Ch. 17)
- Recreational-vehicle parks (see Ch. 17)
- Social care facilities and related integrated professional offices
- Parking lots and parking structures when abutting a commercial district
- Hotels, motels, bed-and-breakfast establishments and dorms
- Short-term rentals (30 consecutive days or fewer) in compliance with Chapter 25 of the Land Development Regulations (set forth in Section VI of this Land Use Element) with a valid Short-Term Rental Activity Permit and in compliance with all operational requirements of Chapter 5.65 of the Mono County Code and any applicable area plan policies (e.g., see June Lake Area Plan).
- Manufactured housing subdivision (see Ch. 18)

Short-term rentals (30 consecutive days or fewer) are prohibited in MFR-L and MFR-M. Existing transient rentals in MFR-L and MFR-M land use designations may continue to operate subject to their approvals after

GPA 25-01 (December 9, 2025), but the rental right does not transfer to a new property owner. Properties sold and/or otherwise transferred after the effective date of GPA 25-01 are subject to discretionary short-term rental regulations as described herein.

DEVELOPMENT STANDARDS

Minimum Lot Area:

MFR-L

Minimum lot size – 7,500 sf ⁵

Single-family residences & duplexes – 7,500 sf

Developments of three or more units – (number of units) x 3,750 sf

Schools – 5 acres

MFR-M

Minimum lot size – 7,500 sf ⁵

Developments of three or more units – (number of units) x 2,904 sf

MFR-H

Minimum lot size – 7,500 sf ⁵

Developments of three or more units – (number of units) x 2,904 sf

Hotels, resort hotels, and motels – 20,000 sf

Minimum lot size of 7,500 square feet for single-family residences and duplexes is based on subdivision requirements. Minimum lot size for developments of three or more units is based on density maximums – 11.6 du/acre for MFR-L and 15 du/acre for MFR-M and MFR-H.

Minimum District Area:	MFR-M	3 acres
	MFR-H	5 acres

Minimum Lot Dimensions:	Width – 60'
	Depth – 100'

MFR-L width for:

- Condominiums, cooperatives, townhomes, cluster developments – 150'
- Schools – 200'

Maximum Lot Coverage:	MFR-L	40%	MFR-M and MFR-H	60%
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Minimum Setbacks:

Front:	20'	Rear:	10'	Side:	10'
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See Section 04.120 for other provisions.

Building Density:

MFR-L

1 du/3,750 sq. ft. or 11.6 du/acre

MFR-M & -H

Condominiums, multifamily residences and similar uses – 15 du/acre

In no case shall projects containing density bonuses exceed 26 units/acre. Units designated as manager/employee housing unit shall not be counted in density calculations.

MFR-H

Hotels, motels, bed-and-breakfast establishments, etc. – 40 units/acre

Population Density: Maximum population density is 37.6 persons per acre for multifamily dwellings.

Maximum Building Height: 35' See Table 04.010 for other provisions.

Landscaping: Projects subject to use permit shall submit a landscape site plan at the time of application. A minimum of 5% of the building site shall be landscaped in the MFR-L designation.

NOTES

1. Provided that the unit is fewer than 10 years old and meets the criteria set forth in Section 04.280. When there are two mobile homes on the same parcel, they must 1) comply with the Accessory Dwelling Unit requirements (see Ch. 16), or 2) comply with State standards for a mobile-home park and obtain a use permit from the County (see Ch. 17, Mobile Homes and RV Parks).
2. Accessory buildings, small-scale agriculture, and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
3. Densities stated are based upon availability of both community water and sewer.
4. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" (Ch. 04, Uses not listed as permitted).
5. Lots requiring individual septic systems are subject to minimum dimensions as determined by the Lahontan Regional Water Quality Control Board.
6. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

SEE ALSO

Land Development Regulations –

- Ch. 03 Uses Permitted
- Ch. 04 Development Standards – General
- Ch. 06 Development Standards – Parking
- Ch. 07 Development Standards – Signs
- Table 04.010 Building Heights

FOOTNOTES

- c. Clarification

Commercial Lodging, Moderate (CL-M) and High (CL-H)

INTENT: 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.

PERMITTED USES

- Single-family dwelling (manufactured homes are not permitted)
- Duplexes and triplexes
- Accessory buildings and uses¹
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Transitional and Supportive Housing including Single Room Occupancy facilities⁵
- Outdoor cultivation of a maximum of six mature and 12 immature cannabis plants under the Compassionate Use Act

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

- A short-term lodging structure such as a hotel, motel, lodge, visitor cabin, and other short-term lodging found to be similar by the Commission that does not exceed 2,500 square feet in floor area.

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

- Mobile-home parks (see Dev. Standards –Mobile-home and RV Parks, Ch. 17), campgrounds and glamping
- Recreational-vehicle parks (see Ch. 17)
- Projects containing four or more units such as condominiums, cooperatives, townhomes, cluster developments, and/or apartments
- Nightly lodging such as hotels, motels, lodges, visitor cabins and other short-term commercial lodging found to be similar by the Commission comprised of multiple structures or that exceeds 2,500 square feet in floor area. Ancillary uses such as limited dining, lounges and convenience retail, provided the ancillary use does not occupy more than 25% of the project's habitable space.
- Short-term rentals (30 consecutive days or fewer) in compliance with Chapter 25 of the Land Development Regulations (set forth in Section VI of this Land Use Element) with a valid Short-Term Rental Activity Permit and in compliance with all operational requirements of Chapter 5.65 of the Mono County Code and any applicable area plan policies (e.g., see June Lake Area Plan).
- Conversion of existing habitable space into ancillary uses
- Parking lots and parking structures other than required off-street parking
- Construction of an accessory building prior to construction of the main building

DEVELOPMENT STANDARDS

Minimum Lot Area:

All uses – 10,000 sf⁴

Land uses on lots measuring less than 10,000 sq. ft. shall be limited to single-family residences, duplexes and triplexes (mobile homes are not permitted)

Minimum District Area:	3 acres	CL-M
	5 acres	CL-H

If the land use designation and existing uses of abutting properties are compatible, a minimum district area of two acres may be considered.

Minimum Lot Dimensions: Width – 60’, Depth – 100’

Maximum Lot Coverage: 60%

Minimum Setbacks:

Front: 10' **Rear:** 5' **Side:** 0'

See Section 04.120 for other provisions.

Building Density:

CL-M Hotels, motels, lodges, bed-and-breakfast establishments, rental cabins and other similar uses
– 15 du/acre
Apartments, multifamily units, condominiums and similar uses – 15 du/acre

CL-H Hotels, motels, lodges, bed-and-breakfast establishments, rental cabins and other similar uses
– 40 du/acre
Apartments, multifamily units, condominiums and similar uses – 15 du/acre

If density bonuses are granted (see 04.100 Density), in no case shall projects exceed 26 units/acre for residential units and 60 units/acre for commercial lodging units in the CL-H.

Units designated as manager/employee housing unit shall not be counted in density calculations.

Population Density:

Maximum population density is 37.6 persons/acre for multifamily residential uses.

Maximum Building Height: 35' See Table 04.010 for other provisions.

Landscaping: Projects subject to use permit shall submit a landscape site plan at the time of application.

NOTES

1. Accessory buildings and uses customarily incidental to any of the permitted uses are permitted only when located on the same lot and constructed simultaneously with or subsequent to the main building.
2. Densities stated are based upon availability of both community water and sewer.
3. Uses may have been omitted from the list of those specified, hence the Commission may find other uses to be similar and not more obnoxious or detrimental to the public health, safety and welfare. See explanation of interpreting "similar uses" (Ch. 04, Uses not listed as permitted).
4. Lots requiring individual septic systems are subject to minimum dimensions as determined by the Lahontan Regional Water Quality Control Board.
5. Transitional and Supportive Housing projects are permitted in the same manner as other residential housing.

SEE ALSO

Land Development Regulations –

Ch. 04 Development Standards – General
Ch. 06 Development Standards – Parking
Ch. 07 Development Standards – Signs
Table 04.010 Building Heights

Mono County

Environmental Justice Element

2026

Introduction

Environmental justice aims to correct the legacy of concentrating pollution and other hazards in disadvantaged communities by reducing those hazards and involving the impacted communities in any decisions that affect their environment or health.ⁱ

Senate Bill 1000, passed in 2016, incorporates environmental justice into the local land use planning process by requiring a new element in the county's General Plan, the Environmental Justice Element. Every Environmental Justice Element must first identify the disadvantaged communities within the area covered by the General Plan, then assess the unique and compounded health risks in those communities, and finally provide a program of meaningful actions to mitigate those risks.

The role of the Environmental Justice Element in Mono County is complicated by the fact that the geographic areas designated as disadvantaged within the unincorporated county are lands under the control of federally recognized tribes.

Federally recognized tribes possess tribal sovereignty. A guide published by the National Congress of American Indians states that the "essence of tribal sovereignty is the ability to govern and to protect and enhance the health, safety, and welfare of tribal citizens within tribal territory."ⁱⁱ Respect for tribal sovereignty, and the government-to-government relationship between the County and neighboring tribes, prevents the County from gathering data within, or enacting policies for, tribal lands.

However, tribal members are "citizens of three sovereigns: their tribe, the United States, and the state in which they reside,"ⁱⁱⁱ and issues such as air and water pollution know no borders. This Environmental Justice Element therefore addresses Mono county's population characteristics, sensitive populations, and pollution exposure, with emphasis on any individual category where Mono scored over 75 on CalEnviroScreen 4.0. Wherever possible, interactions with and impacts on tribal lands are given special consideration.

Document Organization

The document is divided into sections that cover the required components of an Environmental Justice element as defined by Government Code section 65302(h) and outlined in the guidelines provided by the Governor's Office of Land Use and Climate Innovation.

Identify Disadvantaged Communities

Population Characteristics (socioeconomic factors, linguistic isolation, poverty)

Sensitive Populations (asthma, cardiovascular disease, low birth weight)

Pollution exposure (Drinking water, groundwater threats, impaired waters, air quality, solid waste)

Public Facilities

Food Access

Safe and Sanitary Homes (housing location, housing quality, housing burden)

Physical Activity

Unique or Compounded Health Risks

Civic Engagement

Relationship to other General Plan Elements

In order to ensure internal consistency, existing goals, objectives, and policies in other elements are not repeated within the Environmental Justice Element.

In sections where relevant policies have already been incorporated into the County's general plan, the element containing those policies is referenced. In many cases, including air and water quality, Mono County has developed a robust set of policies over the course of decades and will continue to enhance and refine those policies with each new update to the General Plan.

Only new policies, specific to environmental justice, will be cited within this Environmental Justice Element.

Identify Disadvantaged Communities

The definition of "disadvantaged communities" provided in SB 1000 and incorporated into GOV Section 65302.(h)(4)(A) is

"an area identified by the California Environmental Protection Agency [CalEPA] pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation."

Section 39711 was added to the Health and Safety Code in 2012, as part of Senate Bill 535. It charges the CalEPA with the responsibility of identifying disadvantaged communities "based on geographic, socioeconomic, public health, and environmental hazard criteria," as well as including two methods for identifying such communities:

(1) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation.

(2) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment.

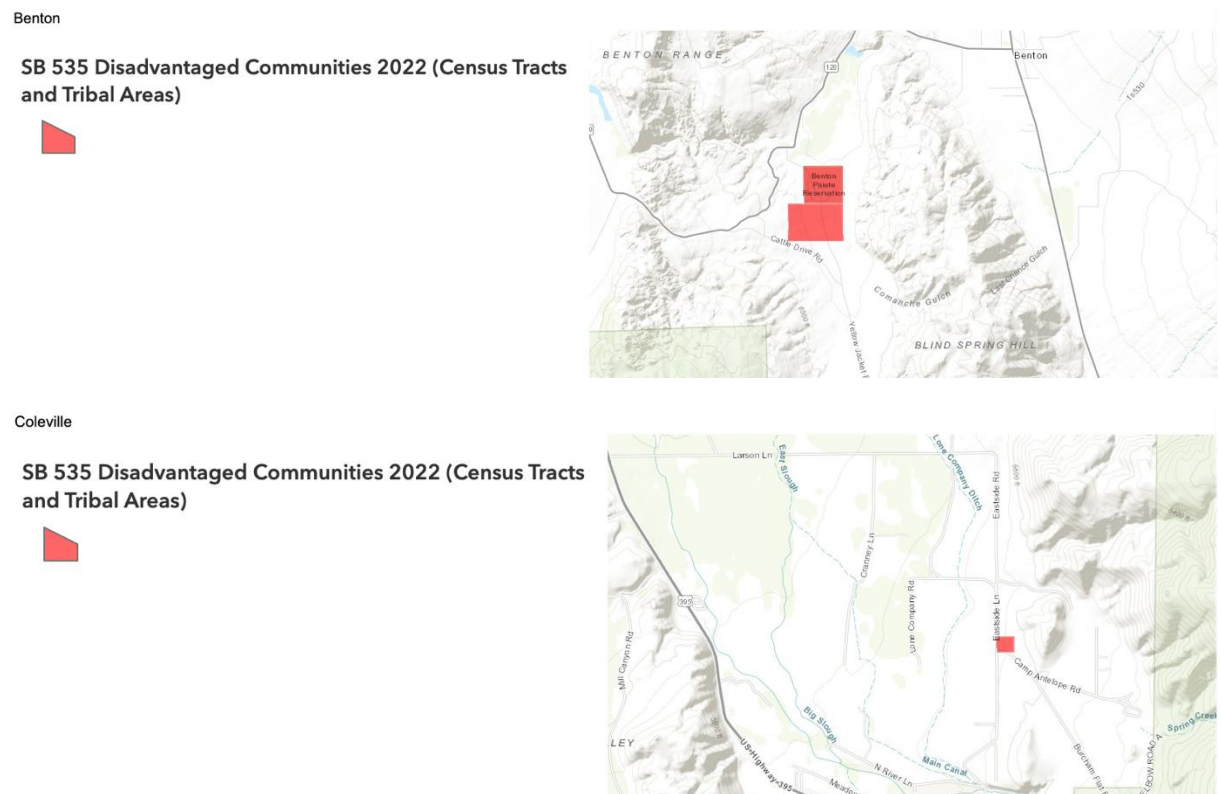
CalEPA periodically updates its definition of disadvantaged communities. The most recent update was published on May 3, 2022,^{iv} designated four categories of geographic areas as disadvantaged:

1. Census tracts receiving the highest 25 percent of overall scores in CalEnviroScreen 4.0
2. Census tracts lacking overall scores in CalEnviroScreen 4.0 due to data gaps, but receiving the highest 5 percent of CalEnviroScreen 4.0 cumulative pollution burden scores
3. Census tracts identified in the 2017 DAC designation as disadvantaged, regardless of their scores in CalEnviroScreen 4.0
4. Lands under the control of federally recognized Tribes. For purposes of this designation, a Tribe may establish that a particular area of land is under its control even if not represented as such on CalEPA's DAC map and therefore should be considered a DAC by requesting a consultation with the CalEPA Deputy Secretary for Environmental Justice, Tribal Affairs and Border Relations at TribalAffairs@calepa.ca.gov.

While the first three categories do not apply to Mono County, the fourth does. Two of the 56 federally recognized tribes in California have reservations in Mono: the Bridgeport Indian Colony and the Benton Paiute Reservation.

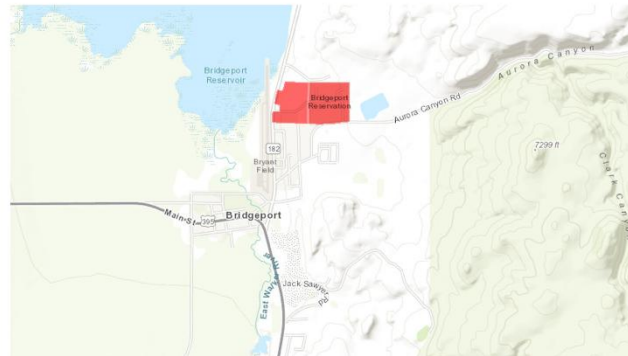
As seen in Figure 1, reservations and Off-Trust Reservations belonging to these tribes appear as Disadvantaged Communities on the CalEPA SB535 map. The existence of these CalEPA designated disadvantaged communities prompts the creation of a separate Environmental Justice Element.

Figure 1: SB 535 Disadvantaged Communities



Bridgeport

SB 535 Disadvantaged Communities 2022 (Census Tracts and Tribal Areas)



Unincorporated Mono County is divided into two census tracts, 1.01 in the south and 1.02 in the north. Lands belonging Benton Paiute Reservation border Southern Mono (1.01), while lands belonging to the Bridgeport Indian Colony border Northern Mono (1.02).

The median household income in Southern Mono (1.01) is \$91,630,^v 82% of the statewide median of \$111,300 and 104% of the \$87,900 non-metropolitan county median income set by HCD for 2024^{vi}. The tract's CalEnviroScreen 4.0 overall percentile is 30, better than the state average, with an overall pollution burden percentile of 28 and an overall population characteristics percentile of 33.^{vii}

Northern Mono (1.02) has a household median income of \$72,011, 64.7% of the statewide median of \$111,300 and 82% of the non-metropolitan county median income of \$87,900 set by the HCD in 2024^{viii}. Its CalEnviroScreen 4.0 overall percentile is 10, among the best in the state, with an overall pollution burden percentile of 31 and a population characteristics percentile of 7.

Mono County is rural, and the median income in both census tracts is above 80% of the non-metropolitan county median income set by the HCD. Combined scores on the CalEnviroScreen for these tracts are well below the 75% threshold that qualifies an area as disadvantaged.

Population Characteristics

California's Office of Environmental Health Hazard Assessment divides the population characteristics relevant to environmental justice into two components, sensitive populations and socioeconomic factors.^{ix}

Mono is one the least populous counties in California, with more than half of its residents concentrated in the incorporated town of Mammoth Lakes, which develops its own planning documents and is excluded from consideration here. The combined population of census tracts 1.01 and 1.02, which cover the unincorporated areas of the county, was 5,914^x at the time of the 2020 Census and estimated by the Department of Finance to be 5,751^{xi} as of January 1, 2024.

Due to the small population, margins of error for census categories tend to be high, while small sample sizes make statistical analysis of health factors unreliable.

Socioeconomic stressors are higher in southern Mono (1.01), where the economy revolves around the seasonal fluctuations of an outdoor-oriented tourism industry. High rates of asthma in county youth suggest problematic environmental pollutants, and high elevations across the county increase the risk of infants being born with low birth weight.

Socioeconomic Factors

The socioeconomic factors most relevant to environmental justice are age, race, linguistic isolation, and poverty. Housing is folded into the consideration of safe and sanitary homes.

As detailed in Table 1, the population is majority white, with substantial Latino, American Indian, and multi-racial minorities.

	Total	White	Latino	American Indian and Alaska Native	Asian	Native Hawaiian and other Pacific Islander	Black or African American	Two or more
Northern Mono (1.02)	2542	1674	631	99	18	1	30	77
Southern Mono (1.01)	3454	2655	476	72	39	15	8	162

Linguistic Isolation

The concept of “linguistic isolation” was developed by the US Census Bureau in preparation for the 1990 census to estimate households needing assistance to communicate with government services, as in the event of a disaster. Linguistic isolation can also serve as a barrier to receiving medical and social services.

Linguistic isolation is measured on a household level, and a household is considered linguistically isolated if all adults speak a language other than English and none speaks English “very well.”^{xiii}

The most recent data on linguistic isolation in Mono county, detailed in Tables 2 and 3, dates from the 2015-2019 ACS. In Southern Mono (1.01), linguistic isolation is 0%. In Northern Mono (1.02), 3% of households are linguistically isolated and the percentage of linguistically isolated households is lower than 73% of the census tracts in California.^{xiv}

	Population 5 years and over	Speak English only or speak English “very well”	Speak English less than “very well”
Northern Mono (1.02)	2440	94.5%	5.5%
Southern Mono (1.01)	3142	97.5%	2.5%

According to the most recent ACS data, Spanish is the second-most commonly spoken language in Mono and the population of residents who speak English less than “very well” is concentrated within Spanish-speaking communities.

Table 3: Spanish Speakers in Mono County ^{xvi}			
	Spanish Speaking population	Speak English only or speak English “very well”	Speak English less than “very well”
Northern Mono (1.02)	337	76%	24%
Southern Mono (1.01)	261	73.6%	26.4%

Poverty

Wealth influences health by determining one’s living conditions, nutrition, occupation, and access to health care. Low-income communities often have greater exposure to pollutants and environmental hazards, and experience psychological and chronic stress that increase susceptibility to poor health.^{xvii}

Mono County is rural, and the median income in both census tracts is above 80% of the non-metropolitan county median income set by the HCD. Combined scores on the CalEnviroScreen for these tracts are well below the 75% threshold that qualifies an area as disadvantaged.

However, areas of concern remain. Figure 2 shows residents’ income over the last 12 months, separated by census tract.^{xviii}

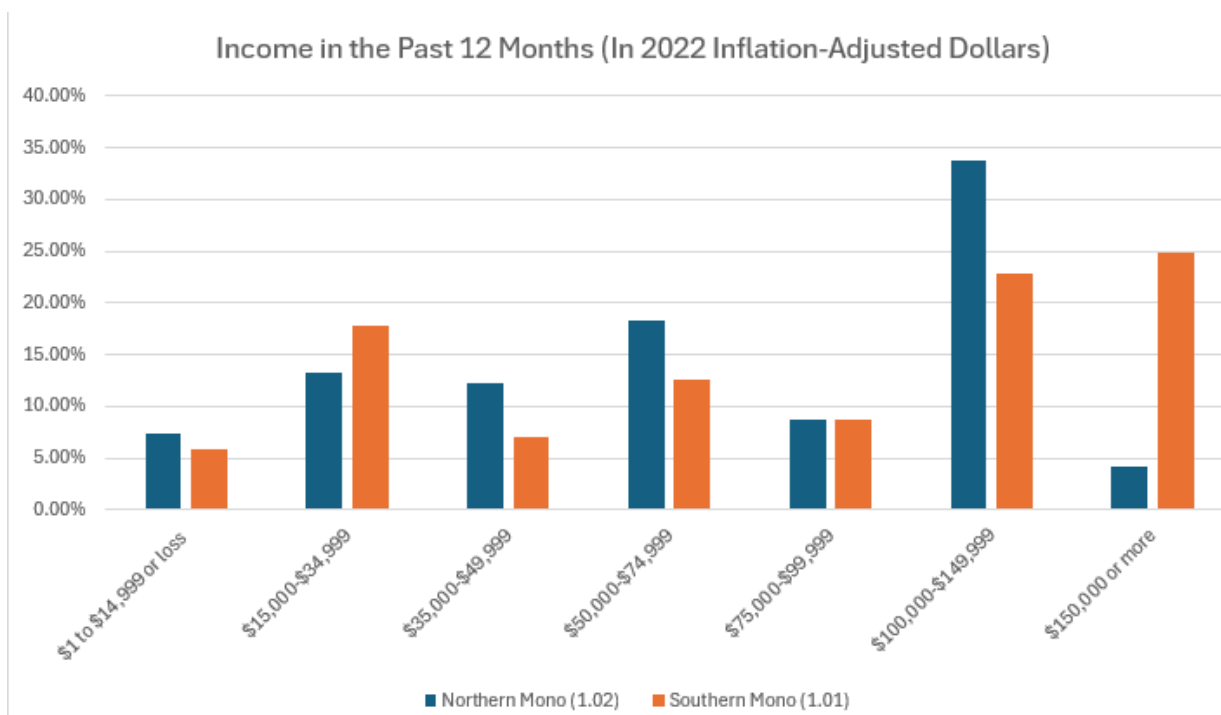


Figure 2: Income in the Past 12 Months

The income levels in the bar chart reflect the higher level of poverty in Southern Mono (1.01). As shown in Table 4, the percentage of Southern Mono’s population living in poverty is three times higher than in Northern Mono (1.02).

Table 4: Poverty Status in the Past 12 Months ^{xix}			
	Population for whom poverty status is determined	Below poverty level	Percent below poverty level
Northern Mono (1.02)	2362	152	6.4%
Southern Mono (1.01)	3480	686	19.7%

The unemployment rate differs dramatically between the county's two census tracts. Although educational attainment and unemployment are closely linked to poverty, Southern Mono (1.01) is an exception to the rule. As of the most recent ACS 5-Year Estimate, the unemployment rate in Northern Mono (1.02) was 6.1%, higher than the statewide rate of 5.3%^{xx}, while the unemployment rate in Southern Mono (1.01) was significantly lower than either, at 1.8%.^{xxi}

As seen in Figure 3,^{xxii} poverty and educational attainment are closely linked in Mono, as they are across the country.

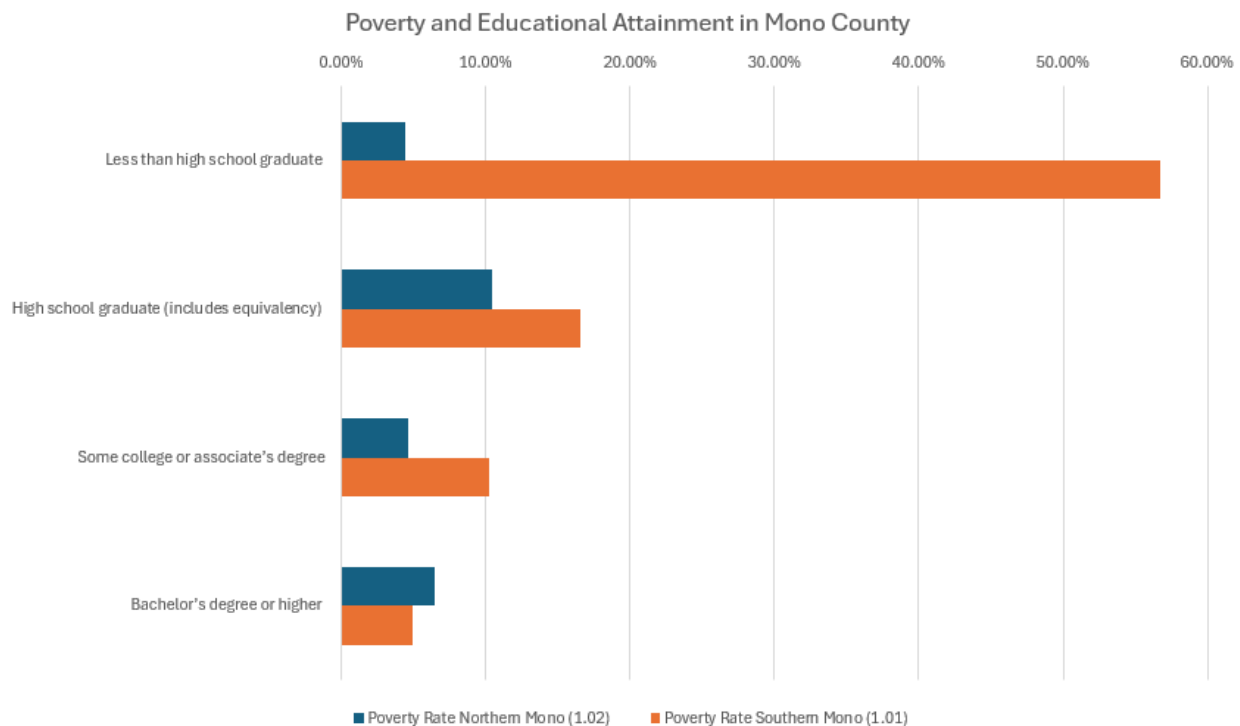


Figure 3: Poverty and Educational Attainment in Mono County

Figure 3 shows that the poverty rate among residents without a high school degree is 56.7%^{xxiii} in Southern Mono, an area where unemployment is extraordinarily low. In both census tracts, higher education correlates with lower poverty rates.

Table 5 breaks down educational attainment by age range.

Table 5: Educational Attainment in Mono by Census Tract ^{xxiv}

Age	1.02 (Northern Mono)		1.01 (Southern Mono)	
	High school graduate or equivalent	Bachelor's degree or greater	High school graduate or equivalent	Bachelor's degree or greater
24-34	100%	14.6%	98.1%	36.7%
35-44	94.5%	64.7%	81.1%	52.8%
45-64	72.8%	39.1%	88.7%	31.8%
65+	96.7%	30.1%	96%	35.1%

Sensitive Populations

Sensitive populations are vulnerable to pollutants, either due to increased susceptibility (for example children, the elderly, and pregnant women) or increased exposure (factors such as geographic proximity, cultural practices, or lifestyle can increase exposure). Exposure to pollutants can contribute to adverse outcomes, and in certain cases—such as asthma, low birth weight, and heart disease, three factors considered below—the causal relationship has been proven.^{xxv}

Asthma

Asthma is a chronic lung disease with symptoms such as wheezing, coughing, and shortness of breath. Asthma has a genetic component, but has grown more common over time due to changes in lifestyle and environment.^{xxvi}

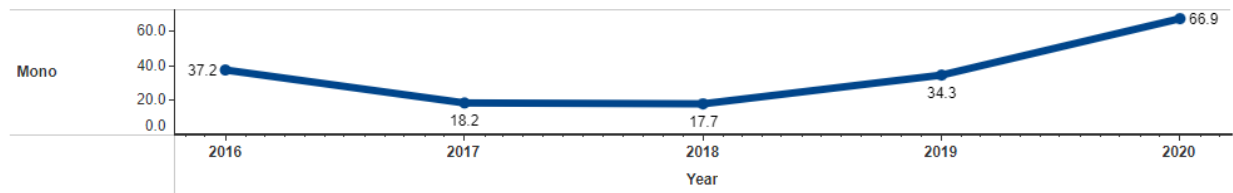
Asthma has been found to be both caused by and worsened by pollutants. Indoor and outdoor pollutants can trigger asthma. Indoor triggers include mold, dust mites, and tobacco smoke. Outdoor triggers include natural pollutants such as wildfires and dust storms, and human-made sources, such as traffic, industrial facilities, and pesticides.^{xxvii} Asthma is prevalent in areas with low socioeconomic conditions, and the local environment plays a critical role in triggering asthma.^{xxviii} However, early exposure to microbes can decrease susceptibility to asthma, as demonstrated by lower rates of asthma in children raised on rural farms or children raised in homes with pets.^{xxix}

The Office of Statewide Health Planning and Development (OSHPD) measures asthma rates by the number of people who either visited the emergency room or had to be hospitalized due to asthma, expressed as a rate per 10,000 residents. Between 2015 and 2017, the OSHPD estimated 44 emergency department visits per 10,000 people in Southern Mono (1.01), and 13 visits per 10,000 people in Northern Mono (1.02). The significant disparity likely owes more to the proximity of medical care in each census tract than to differences in the environment—only Southern Mono (1.01) has an emergency room; residents in Northern Mono (1.02) must leave the district for emergency care, and many travel across state lines to Nevada.

CalEnviroScreen 4.0 uses 2015-2017 OSHPD data, but the California Department of Health Care Access and Information (HCAI) publishes more recent data, though it is county-wide and thus includes the two census tracts in the Town of Mammoth Lakes in addition to combining Northern (1.02) and Southern (1.01) Mono.

HCAI rates measure hospitalizations per 10,000 people and are risk-adjusted for age, sex, and poverty. As seen in Figure 4, the rate of asthma in younger adults in Mono is high, well above the statewide average, and increasing over time.^{xxx}

Asthma in Younger Adults (ages 18-39), 2016-2020



COPD or Asthma in Older Adults (ages 40 and over), 2016-2020

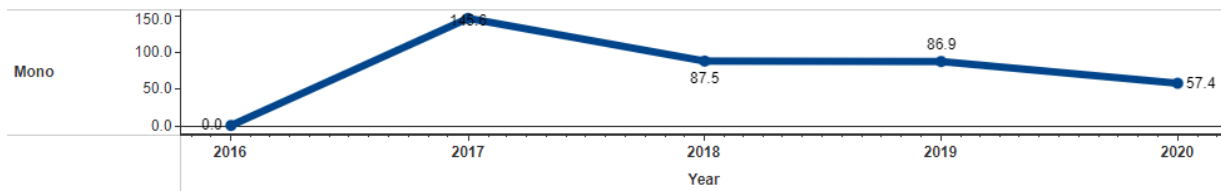


Figure 4: Asthma in Mono County Adults

The California Health Interview Survey (CHIS) measures asthma diagnoses instead of either hospitalizations or visits to the emergency room, and estimates that 21.1% of adults in Mono County have been diagnosed with asthma by a doctor, much higher than the state average of 16.1%.^{xxxix}

The youth population in Mono is too low for the CHIS survey to generate results.

Cardiovascular Disease

Cardiovascular disease, a term which encompasses all conditions involving blocked or narrowed blood vessels, is the leading cause of death in both California and the United States. Risk factors for developing cardiovascular disease include diet, lack of exercise, smoking, and air pollution.^{xxxix}

CalEnviroScreen reports low rates of cardiovascular disease in Mono County. Northern Mono (1.02), with 14.57 ED visits per 10,000 people, is lower than 66% of census tracts in California while Southern Mono (1.01), with 8.44 ED visits per 10,000 people, is lower than 83.35% of census tracts in California^{xxxix}. Again, the disparity likely owes more to differences in the proximity of medical care than the environment.

CHIS reports that 7.4% of all adults in Mono County have been diagnosed with heart disease, higher than the statewide average of 6.9% in 2020.^{xxxix}

Low Birth Weight

Birth weight is a major contributor to infant morbidity and mortality. Even after controlling for factors such as prematurity, low birth weight remains strongly associated with infant health,^{xxxix} and rates in Mono county are higher than average.

CalEnviroScreen once again registers a sharp disparity between Northern Mono (1.02) and Southern Mono (1.01). It counts 6.18% of births in Southern Mono as low birth weight, higher than 79% of census tracts in California, but only 3.2% of births in Northern Mono as low birth weight, higher than only 11% of the census tracts in California.

Data assembled by the Mono County Public Health Department over the past twenty years categorized an average of 7.8% of all births in the county (the unincorporated county as well as the Town of Mammoth Lakes) as low birth weight.^{xxxvi} The 2022 Community Health Needs Assessment for Mono County measured a county-wide rate of 8%, very near the historical average and one percent higher than the statewide average of 7% but lower than the national average 8.5%.^{xxxvii}

The primary environmental cause of low birth weight in Mono County is altitude. A 2019 study investigating the relationship between birth weight and altitude in Colorado, which has the highest mean altitude of any US state, concluded that the maternal altitude of residence was “modestly but significantly” related to lower birth weight, and that infants born to high-altitude residents weighed 118g less than infants born to women residing at lower altitudes and were 33% more likely to be of low birth weight.^{xxxviii}

Two of Mono’s communities are outliers with low birth weight rates markedly above the average: June Lake (11.81%) and Benton (14.29%), both in Southern Mono (1.01).^{xxxix} Much of June Lake sits at an altitude above 7,000 ft, one of the highest elevation communities in the County. But Benton, at around 5,400 ft, is one of the lowest in the County—though significantly higher than most residential communities in the United States.

High altitude is not a variable that can be changed or ameliorated, and the Colorado study established that low birth weight is a function of the mother’s place of residence while gestating and not the elevation of the hospital where the baby is born. However, low birth weight was a factor in the recent decision to close the labor and delivery unit in the Mammoth Hospital, and babies are no longer born at any hospital in Mono County.

Pollution Exposure

CalEnviroScreen calculates pollution exposure by selecting a range of indicators, gathering census-tract level data on each, and then calculating a combined score. The combined score identifies areas of compounded health risks that characterize disadvantaged communities and require special attention from responsible government agencies.

The overall score for Southern Mono (1.01) is 30, and for Northern Mono (1.02) 10. These scores are well above average for the state, but several of the component indicators did indicate high pollution exposure, and merit further consideration.

Within CalEnviroScreen 4.0, the only exposure rated over 50 for Northern Mono (1.02) is drinking water, with a score of 62—high but below the threshold of 75. The high score reflects the difficulty of providing safe, clean, affordable, and accessible water in small, widely scattered rural communities. However, because CalEnviroScreen pulls information from 2011-2019, this score doesn’t take into account important improvements in Northern Mono (1.02), most especially the new arsenic treatment facilities at Coleville High School and the Bridgeport PUD.

Environmental effects of concern are Groundwater Threats, with a score of 70, Impaired Waters, with a score of 96, and Solid Waste, with a score of 100. The calculation of groundwater threats is skewed by Mono’s low population, which results in very large census blocks. Impaired waters, however, are a subject of significant and ongoing local concern.

In Southern Mono (1.01), drinking water has a score of 85. Impaired waters score 83 and Solid waste scores 96.

Drinking Water

Since AB 685 passed in 2012, California has recognized that “every human being has the right to safe, clean, affordable, and accessible water adequate for human consumption, cooking, and sanitary purposes.” This human right to water manifests in a variety of programs at the state level, as the waters of California are regulated by the California Water Boards and by federal agencies like the Department of Fish and Wildlife.

The U.S. Environmental Protection Agency is responsible for helping tribal water systems comply with the Safe Drinking Water Act.^{xi} An agency within the U.S. Department of Health and Human Services, Indian Health Services (IHS), provides grants for the construction, operation, and maintenance of water, wastewater, and solid waste facilities on Indian land.

For these reasons, Mono County only lightly interfaces with the provision of clean drinking water to federally-recognized tribes.

All water systems in Mono must grapple with contaminants, however. The drinking water contaminant percentile for Northern Mono (1.02) is 62 according to CalEnviroScreen 4.0, higher than 62% of the census tracts in California but below the 75% threshold. Some specific contaminants reach very high percentiles in Northern Mono (1.02): 1,2,3-Trichloropropane (TCP, 89.33), Arsenic (99.96), Gross Alpha (89.52), Maximum Contaminant Level (MCL) Violations & Lead and Copper Rule, Lead Action Level Exceedances (99.42).

The drinking water indicator rates Southern Mono (1.01) at 85%, which is above the 75% threshold. Specific contaminants of concern in Southern Mono (1.01) are Arsenic (93.07), Cadmium (99.81), Gross Alpha (86.97), Haloacetic Acids (90.69), Maximum Contaminant Level (MCL) Violations & Lead and Copper Rule, Lead Action Level Exceedances (92.08), and Total Coliform Rule (TCR) Violations (91.63).

Arsenic and radionuclides can occur naturally in soil and groundwater. Treatment, especially of radionuclides, is costly, and out of reach for most small rural water systems. In Mono, long distances between relatively small communities make consolidation impractical. What treatment facilities exist were made possible through grants.

The Environmental Health Department, as a Local Primacy Agency, exercises the authority of the State Water Resources Control Board to regulate all public water systems with between 15 and 200 connections.^{xli} Environmental Health ensures that small local systems meet state standards, or works with them until they do.

The State Water Resources Control Board organizes data for the 2024 Drinking Water Needs Assessment in the SAFER Dashboard. It lists twenty water systems in Mono, of which four are categorized as At-Risk, one as Potentially At-Risk, and two as Failing. Though this ratio is high, it reflects the difficulty of providing potable water to small rural communities in a county where natural contaminants can be high and, due largely to elevation across the county, importing water is not an option.

The two failing districts are CA2600622, the Sierra East Homeowner Association (SEHOA) Water System, and CA2610004, the June Lake Public Utilities District—Down Canyon.

SEHOA is a small mobile home community in Walker with 30 service connections and a population of 84.^{xlii} From 2011-2015, SEHOA had one of the highest arsenic concentrations in the state. In 2012, the County began working to bring the system into compliance. A grant from the Drinking Water State Revolving Fund Program allowed SEHOA to overhaul their system by redrilling one well, rehabilitating another, improving infrastructure, and constructing an arsenic removal system. The Community Development Department acted as Lead Agency through the CEQA process in 2015.^{xliii} Although the improvements took some time to implement, the SAFER Dashboard—which updates daily—confirms that SEHOA has not received any violations since 2021.^{xliiv} Because the criteria were expanded in March of 2021, any water system with one or more reporting actions within the last three years is categorized as failing. Though conditions have improved, this three-year window has not yet closed for SEHOA.^{xliv}

The district remains at medium and high risk in categories assessing water quality, as the system’s wells still draw from contaminated groundwater, but the system now rates ‘low risk’ for accessibility and affordability, and ‘no risk’ for capacity.

The other failing district is the June Lake PUD, Down Canyon. Although the SAFER status is Failing, the SAFER Risk Assessment Result is Not At-Risk, and the PUD rates as low risk for Water Quality and Accessibility, and No Risk for Affordability and TMF Capacity. The district has received two violations within the past three years, both in 2023 for turbidity. Compliance has since been achieved.

The At-Risk or Potentially-At-Risk systems are Crowley Lake Mutual, Edna Beaman, Coleville High School, White Mountain, and Bridgeport PUD.

- Bridgeport PUD is categorized as At Risk. Capacity and water quality face a high risk of failure, while accessibility rates a low risk and affordability no risk. The Bridgeport Arsenic Treatment Facility, funded by a grant from the California Water Boards, has been in operation since 2021.^{xlvi}
- Coleville High School draws from a source contaminated with naturally-occurring metals, in this case uranium. In 2013, the Inyo-Mono Integrated Regional Water Management Program (IRWMP) and the Eastern Sierra Unified School District (ESUSD) completed the Coleville High School Water Project, which installed an ion exchange unit to remove uranium from the school’s source water and three water tanks to increase storage capacity.^{xlvii}
- Crowley Lake Mutual Water Company. The SAFER Dashboard categorizes the water quality and capacity at Crowley Lake Mutual as no risk, but accessibility and affordability as high risk. The district is vulnerable to drought and water shortage, and bills are high.
- Edna Beaman Elementary School. The SAFER Dashboard categorizes this school water system as At-Risk. While capacity is good, water quality, accessibility, and affordability are at high risk of failure.
- White Mountain Mutual Water Company is categorized as Potentially-At-Risk. With 43 service connections serving a population of 142, White Mountain Mutual scores “High Risk” for Accessibility and Affordability, but “No Risk” for Water Quality and TMF Capacity.

The Bridgeport Public Utilities District provides water and sewer services to the Bridgeport Indian Colony on a contract basis.^{xlviii}

In 2023, the State Water Resources Control Board awarded \$152,000 from California’s Safe and Affordable Funding for Equity and Resilience (SAFER) drinking water program to the Utu Utu Gwaitu Paiute Tribe to address elevated arsenic in wells on the Benton Reservation.^{xlix}

The SAFER funding will ensure that the Tribe has access to safe and affordable drinking water while a long-term solution is developed through a well-drilling and treatment project lead by the Indian Health Service (IHS) with possible additional funding from federal partners.

However, hundreds of Mono’s residents get water from private wells, which—after their initial construction—are only tested for contaminants at the well owners discretion.

Groundwater Threats

CalEnviroScreen 4.0 assigns a groundwater threat percentile of 70% to Northern Mono (1.02), and a groundwater threat percentile of 26% to Southern Mono (1.01).

Northern Mono’s high rating for Groundwater Threats is owed to two factors: the five sites identified by CalEnviroScreen as potential threats and the rural character of the census tract, which ensures that remote sites located many miles from the nearest community are weighted as part of a populated census block.

The five sites include two active landfills, two closed landfills (one on federal land), and one office building.

- **Walker Sanitary Landfill.** No potential contaminants of concern are listed, and it is noted that all groundwater is suitable/potable for municipal and domestic supply. Regular groundwater reports are prepared for the landfill, and the most recent—covering the first half of 2024—found that concentrations of VOCs were non-detectable in all of the site wells, while levels of dissolved metals remained below the MCLs.ⁱ
- **Pumice Valley Landfill.** An active county landfill. UES prepares semi-annual groundwater monitoring reports for Mono County, the most recent of which reports that concentrations of VOC and dissolved metals were below the laboratory-reporting limit for all of the wells sampled.ⁱⁱ
- **The Pickel Meadow Landfill.** A remote site located on federal land within the Marine Corps Mountain Warfare Training Center, characterized by forbidding terrain. No contaminants of concern are specified and the groundwater is classified as suitable/potable for municipal and domestic supply. This landfill has been closed since 2018 and the Naval Facilities Engineering Systems Command (NAVFAC) final assessment, prepared in July of 2022, describes extensive remediation and ongoing monitoring at the site.ⁱⁱⁱ
- **Bridgeport Class III Landfill.** Closed since 2009, though a small transfer station continues to operate on-site. The *Final Closure and Postclosure Maintenance Plan* prepared by SRK Consulting for Mono County in 2008 and revised as recently as 2016 notes that approximately 70,000 cubic yards of waste were buried at the site in total, and it has been granted the Very Small Landfill status by the LRWQCB. The County’s most recent post-closure maintenance plan was submitted in July of 2024, and the SWRCB case summary cites no potential contaminants of concern.
- **Mono County Welfare.** This fifth site, located at 74 School Street in Bridgeport, is a building which houses Bridgeport’s public library and various county offices. The contaminant is diesel, but the site has a status of ‘informational item, review complete as of 2/4/2013’, which indicates that there is no need for a regulatory case.

This office building has a status in CalEnviroScreen 4.0 of ‘Open – Assessment & Interim Remedial Action,’ which is worth 10 points on a scale of 1 to 15 on the weighting matrix for Groundwater

Threats, triple the weight assigned to the two active landfills (3 points each), and higher than the military cleanup site (6 points.)^{liii}

The CalEnviroScreen report highlights the dangers of leaking storage tanks and concentrated animal-feeding operations. These are serious concerns, and active landfills merit the close observation demonstrated by the County, with regular monitoring and frequent communication with the LRWQCB.

Impaired Waters

When streams, rivers, lakes, and coastal waters are compromised by pollutants, they are considered impaired. Information on these impairments can help determine the extent of environmental degradation in an area.

California's waters are regulated by the State Water Resources Control Board (SWRCB). Every two years, the State Water Resources Control Board prepares a report on the condition of California surface waters. This bi-annual report includes a complete list of all impaired waters in the state, as required by section 303(d) of the Federal Clean Water Act.

The 2020 and 2022 lists were combined into the 2020-2022 Integrated Report and its 303(d) list identifies 64 impaired surface waters in Mono County. 58 of these fall into Integrated Report Category 5, defined as a water segment where standards are not met and a Total Daily Maximum Load (TMDL) calculation is required, but not yet completed, for at least one of the listed pollutants. Six fall into category 4b, water segments where all its 303(d) listings are being addressed by actions other than TMDL.

Five of the six Impaired Waters being addressed by actions other than TMDL are the segments included in the Renewal of General Conditional Waiver of Waste Discharge Requirements No R6T-2023-0006 For Grazing Operations in the East Walker River Watershed (Bridgeport Valley and Tributaries) of the Lahontan Region. This agreement, renewed for the third time in 2023, establishes "a framework of cooperative interaction between the dischargers and Water Board staff that results in ongoing identification of effective grazing [management practices] MPs and implementation of these improved grazing MPs."^{liv}

The sixth water body designated 4b is Mono Lake, which is discussed in the section on Air Quality.

On May 2, 2017 the SWRCP adopted Resolution 2017-0027, approving the "Tribal and Subsistence Fishing Beneficial uses and Mercury Provisions." This Resolution established new beneficial use definitions for use by State and Regional Water Boards, including Tribal Tradition and Culture (CUL) and Tribal Subsistence Fishing (T-SUB), along with Subsistence Fishing (SUB), which may apply to both Tribal and non-Tribal individuals. The Resolution also sets mercury limits to protect the beneficial uses associated with the consumption of fish.

For Tribal Beneficial Uses to be memorialized in a region, a Regional Water Board needs to complete one or more Basin Plan Amendment processes to incorporate the definitions for the TBUs into the region's Basin Plan and to designated waterbodies with the TBUs. An amendment to designate Tribal Beneficial Uses in the Mono Basin was presented at a public hearing in April of 2024, and a Draft Staff Report/Substitute Environmental Document completed in March of 2024. The proposed amendment assigns Tribal Beneficial Uses to more than 40 waters in the Mono Basin.

Although the regulation and maintenance of surface waters does not fall within the County's purview, the MCGP contains many policies to facilitate cooperation with the SWRCB, acknowledge tribal stakeholders, and prioritize local water quality.

Air Quality

The California Air Resources Board (CARB) integrates emissions data for air pollutants, toxic air contaminants, and greenhouse gases into a single database with its Pollution Mapping Tool.^{lv} Although CARB audits four air monitoring sites in Mono County, the tool registers no pollution nodes between 2017 and 2021.^{lvi}

The primary cause of air pollution in Mono County is particulate matter. As summarized in the 1995 State Implementation Plan that formalized efforts to ameliorate the issue,

“The Mono Basin Planning Area experiences severe episodes of air pollution attributable to windblown erosion of fine particulate matter, known as PM-10, from the exposed lake shore of Mono Lake—the water elevation of the lake having declined approximately 45 feet between 1941 and 1989, due to water diversions from tributary streams of the City of Los Angeles Department of Water and Power. These pollution episodes produce concentrations of PM-10 that violate federal, health-based air-quality standards and adversely impact the public trust resources of the Mono Basin.”^{lvii}

CARB amended the City of Los Angeles' Water Right License in 1994 and adopted Mono Lake Water Basin Water Right Decision 1631 to require a gradual increase in the water elevation of Mono Lake. A target elevation of 6,391 feet above sea level was anticipated to result in the attainment of PM10 National Ambient Air Quality Standards (NAAQS) within the Mono Basin Planning Area. At the time, it was thought that an elevation of 6,391 feet would be reached between 2004 and 2021, depending on variations in seasonal runoff.

As of April 2024, the lake elevation had reached 6383.7.^{lviii} Between 2000 and 2018 the Mono Shore monitor on the north shore of Mono Lake recorded 272 violations of the federal PM-10 Standard, about 15 per year.^{lix}

The Great Basin Unified Air Pollution Control District (GBUAPCD), a multi-county district representing Alpine, Inyo, and Mono Counties, has responsibility for enforcing air quality regulations in Mono. California Health and Safety Code §42316 permits the GBUAPCD to require the LA Department of Water and Power to mitigate the air pollution they cause, to pay the district's costs to monitor the air pollution they cause, and to determine what needs to be done to solve the problems and oversee the implementation of solutions.

In addition to the 1995 State Implementation Plan, the GBUAPCD submitted Reasonable Further Progress reports every three years until 2018^{lx} and the LADWP submits Annual Monitoring Reports to the State Water Resources Control Board (the most recent dates to 2023^{lxi}). The 2013 Mono Lake Basin Restoration Settlement Agreement combined all prior terms and conditions imposed by the State Water Board in past orders, including Decision 1631.

The 2018 Reasonable Further Progress report emphasized that increasing the water level of Mono Lake is the “only feasible method to sufficiently reduce emissions to comply with the federal PM-10 standard.”

Significant and ongoing action has been taken to ameliorate the chief cause of air pollution in Mono county. The relevant goals and policies enacted by the county are listed below.

Existing Policies Related to Air Quality and Water Quality can be found in the General Plan: Conservation Element.

Solid Waste

CalRecycle’s Solid Waste Information System collects information on solid waste facilities, operations, and disposal sites throughout California. Mono County contains 31 such sites—9 are categorized as active, 20 as closed, 1 as closing and 1 as planned.

Fifteen of the closed sites are classed as “pre-regulation,” meaning that they operated and also closed before 1989, when state and federal regulations were promulgated to address final closure of landfills and disposal sites to protect health and safety.^{lxii} All fifteen of these pre-regulation sites are on public lands belonging to either the US Forest Service, the LADWP, the BLM, or the US Marine Corps.

CalEnviroScreen weights older sites heavily when calculating the score for Solid Waste, because “abandoned disposal sites present potential for human or animal exposure to uncovered waste or burn ash.”^{lxiii} CalRecycle gave ten of these closed, pre-regulation facilities^{lxiv} a classification of D, which indicates, “No threat to public health and safety or the environment (e.g., inert waste site, very old closed site with no potential for landfill gas or leachate migration, clean closed site),” and four of these sites^{lxv} received a primary classification code of C, which indicates, “No confirmed release of gas or leachate seep or no release of landfill gas or leachate seep with significant threat of pollution or nuisance. Adequate cover for burn ash. Minimal action needed to prevent human contact with waste.”

Because each site rated “D” scores a point on CalEnviroScreen’s Weighting Matrix for Solid Waste Sites and Facilities, these scattered, long-closed rural dumps on federal lands over which Mono county has no jurisdiction have a combined score greater than a landfill processing upwards of 10,000 tons of solid waste per day.

CalEnviroScreen adds a multiplier to this score, giving greater weight to sites within 1000 meters of a populated census block. Mono County’s 3,132 square miles are split into 1,403 census blocks.

One of the closed, pre-regulation sites contributing to Mono County’s high score in solid waste pollution is the Lower Virginia Creek Dump (SWIS 26-CR-0018). With a total area of only 0.16 acres, it is located on a 352 acre parcel owned by the Bureau of Land Management and designated for Resource Management (RM), and surrounded on all four sides by large parcels also designated RM. Located more than half a mile from the nearest structure—a CalTrans facility—it shares a Census Block (Census Block 8) with Mono City, a community more than three miles away as the crow flies.

Nevertheless, Mono County’s Environmental Health Department inspects all closed sites on a yearly basis.

Of the nine solid waste disposal facilities listed as active, only one (the Walker Landfill) has any enforcement actions logged on the Solid Waste Information System. Four permitted landfills have closed, and of these four three received only rare enforcement actions, the most recent taking place ten years ago in 2014.

The fourth, the Benton Crossing Landfill, is an unlined, pre-regulation site with a total of 25 enforcement actions logged over the course of 34 years. It is now closing, in accordance with state and federal regulations. Thus the primary cause of violations in the county will soon be eliminated.

Additionally, Mono County maintains a range of policies related to the safe disposal of solid waste.

Solid Waste Existing Policies can be found in the Mono County Integrated Waste Management Plan, and in the General Plan: Conservation/Open Space Element.

Public Facilities

As sovereign nations, the federally recognized Tribes are self-governing entities. Local governments have no authority over tribal lands. At the same time, Indigenous Americans are US citizens and should enjoy equal access to public facilities and services provided by the County.

SB 1000 defines “public facilities” as facilities that include “public improvements, public services, and community amenities.” (Gov. Code, § 65302, subd. (h)(4)(B));

The Lee Vining Community Center is Mono’s primary example of a public facility designed to meet the needs of local and tribal communities. Constructed in 2008 with funding from a Community Development Block Grant (CDBG) through the California Department of Housing and Community Development (HCD) and from an Administration for Native Americans (ANA) grant awarded to the Kootzaduka’a tribe, the community center contains a day care and an assembly room in addition to a tribal office and tribal chambers.

A Memorandum of Understanding between the County and the Tribe outlines the shared responsibilities at the Community Center, including cost sharing, upkeep, and security matters.

Some Tribal citizens attend public schools operated by the Eastern Sierra Unified School District. The ESUSD excuses absences on Tribal holidays, and cooperates with Tribal Assistance for Needy Families (TANF) when contacted.^{lxvi}

The Inyo-Mono Broadband Consortium (IMBC), which facilitates the expansion and adoption of broadband technology in the Eastern Sierra region, is in regular contact with county Tribes. The IMBC assists with project development and grant applications to ensure that all residents of the Eastern Sierra enjoy fast and affordable internet.

The Bridgeport Public Utilities District, a special district operating independently within the county, contracts with the Bridgeport Indian Colony to provide services.^{lxvii}

Existing Policies concerning Public Facilities can be found in the General Plan: Circulation Element.

Food Access

Mono scores 7.4 out of 10 on the food environment index, which assesses access to healthy foods and food insecurity, with 10 being the best score.^{lxviii} This is lower than the state score of 8.6.

Map the Meal Gap, a comprehensive report on food security in America, distributes county-level data. As of 2022, the rate of food insecurity in Mono was 10.3%, lower than both the state average of 12.6% and the national average of 13.5%.

According to Feeding America, hunger is more common in rural areas.^{lxix} Rural areas comprise less than two-thirds of all U.S. counties, but 9 out of 10 counties with the highest food insecurity are rural. Feeding America identifies three primary causes of hunger in rural areas, and all are relevant in Mono:

1. Lack of transportation. People in rural areas often live far from grocery stores. That can make it difficult to access food, especially without a car or public transit. According to the USDA Food Environment Atlas, a total of six grocery stores could be found in Mono County,^{lxx} which has an area of 3,132 square miles. Most of these grocery stores are located in the incorporated town of Mammoth Lakes, making transportation to the nearest grocery store a challenge for residents of the unincorporated communities.
In Mono, there are no supercenters or club stores. Convenience stores in the county (the USDA counted 11 in 2016^{lxxi}) tend to offer pantry staples that can stretch the time between trips to the more-distant grocery stores. In 2016, the USDA counted 21 fast food restaurants¹ in Mono—more than three times the number of grocery stores and nearly double the number of convenience stores.^{lxxii}
2. The second primary cause of hunger is low wages. Jobs in rural areas often pay low wages and don't offer full-time hours. The dominance of the tourism industry in Mono, and the prevalence of seasonal employment, dovetails with this driver of food insecurity.
3. The third primary cause of hunger in rural America is racism and discrimination. According to Feeding America, Native Americans living in rural areas face some of the highest rates of hunger.^{lxxiii}

Planning for Food Access and Community-Based Food Systems, a 2012 report by Kimberley Hodgson of the American Planning Association, points out that “Rural families are more likely to own a car than their urban counterparts, they have access to space for growing food, and they have access to freezer space for storing food bought in bulk or food they have acquired through growing or hunting.”^{lxxiv} However, the constrained building area, extreme weather conditions and short growing season in Mono County prevent residents from enjoying these advantages.

¹ A fast-food restaurant, or limited-service restaurant, is defined by NAICS Code 722513 as an establishment primarily engaged in providing food services, except snack and nonalcoholic beverage bars, where patrons generally order or select items and pay before eating.

In the 2022 Community Health Needs Assessment for Mono County, a survey of residents rated the importance of access to healthy food 4.04 on a scale of 1 to 5, outranking issues such as community safety and transportation, and just below in-person healthcare services and the education system.^{lxxv}

Because income eligibility threshold for the Supplemental Nutrition Assistance Program (SNAP), are tied to the federal poverty line, many people earn too much to qualify for SNAP benefits while living in areas where the high cost of living nonetheless results in food insecurity. As seen in Table 6, the 2024 Map the Meal Gap Report estimates that 41% of the food insecure population in Mono is ineligible for SNAP.

Table 6: Map the Meal Gap, Mono County ^{lxxvi}						
	2017	2018	2019	2020	2021	2022
Food Insecurity Rate	10.7%	8.5%	8.7%	10.7%	8%	10.3%
Snap Eligibility Above	26%	24%	28%	37%	27%	41%
Snap Eligibility Below	75%	76%	72%	63%	73%	60%
Food Insecure Population	1500	1210	1240	1540	1070	1370
Average Meal Cost	\$3.14	\$3.25	\$3.19	\$4.02	\$4.25	\$4.64
Additional \$ required to meet needs	\$804,000	\$665,000	\$675,000	\$998,000	\$803,000	\$1,194,000

California administers SNAP aid through CalFresh. As of July 2024, the Public Health Department counted 808 active recipients of CalFresh^{lxxvii} in Mono County—about 13% of the county’s total population.

The Public Health Department also participates in the national Supplemental Nutrition Program for Women, Infants, and Children (WIC), offering nutrition and health education, lactation support, and an EBT card to purchase free nutritious foods.

The Inyo-Mono Advocates for Community Action (IMACA) operates a drive-thru food pantry, offering fresh produce and other staples from a variety of locations throughout the county. The Salvation Army also operates a food pantry, dispensing fresh food five days a week from its Mammoth Lakes location.

The MCGP contains several policies that promote local agriculture and community gardening:

Existing Policies related to Food Access can be found in the General Plan: Conservation/Open Space Element.

Safe And Sanitary Homes

Housing location, quality, and affordability

Housing Location

Mono is a rural county where approximately 94% of all land is publicly owned, and approximately 90% of the public land is federally owned.^{lxxviii} While infill is encouraged within many of Mono County's communities, and the energies of both residents and planners join to facilitate thriving village centers, options for locating new construction are constrained by hard limits on private property.

Housing Quality

Goals related to housing quality are found in the Housing Work Plan, published in 2024.

Housing Burden

High housing costs exacerbate poverty. The housing burden indicator measures the percent of households in a census tract that are both low income (making less than 80% of county median family income) and severely burdened by housing costs (paying greater than 50% of their income to housing costs.)^{lxxix}

According to CalEnviroScreen, the housing Burden in Mono County is low. 8% of people in Southern Mono (1.01) are housing burdened low-income households, lower than 93% of the state. 6% of Northern Mono households are housing burdened low-income households, lower than 97% of the state.

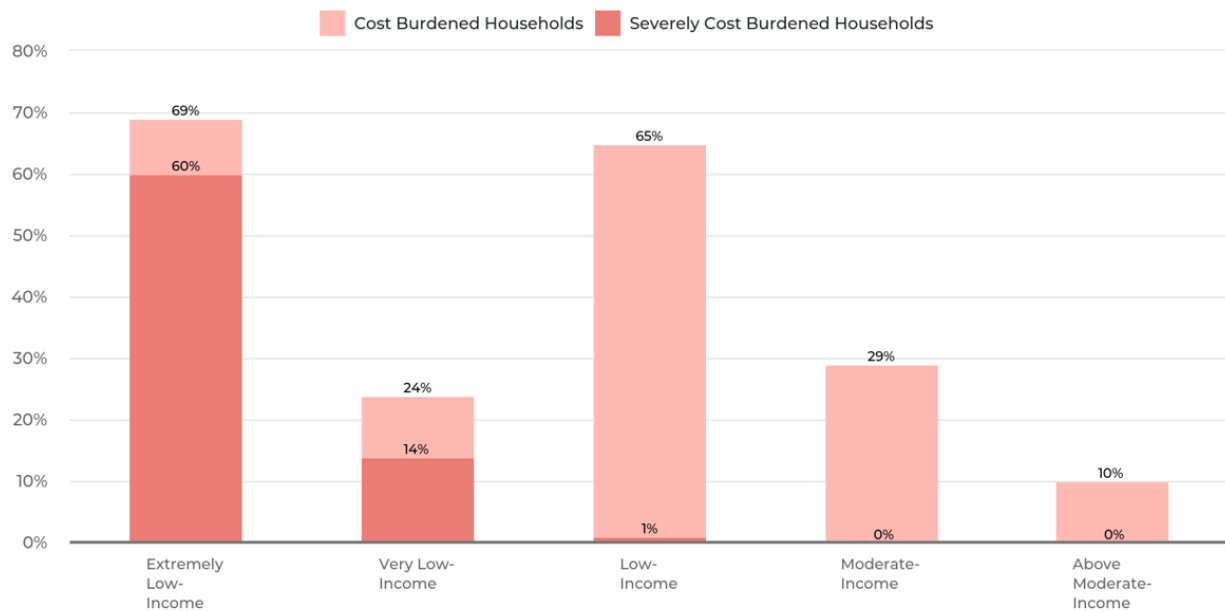
The California Housing Partnership assessment finds that the supply of affordable rental homes in Mono meets current demand, but a majority of low-income households are cost burdened (paying more than 30% of their income on housing costs) and a majority of extremely low-income households are severely cost burdened (60% are paying more than half of their income on housing costs).

The 2019-2027 Housing Element estimated that "approximately 42% of households in the unincorporated county are considered to be overpaying, compared to 65.3% in the Town of Mammoth Lakes," and that "renters are more than twice as likely to be overpaying than owners."^{lxxx}

Renters need to earn 1.3 times the minimum wage to afford the average asking rent in Mono County.^{lxxxi}

COST BURDENED RENTER HOUSEHOLDS BY INCOME: ALL HOUSEHOLDS

60% of ELI households in Mono County are paying more than half of their income on housing costs compared to 0% of moderate-income households (PUMS 2021).



California Housing Partnership | chpc.net/housingneeds

Figure 5: Cost Burdened Renter Households by Income^{lxxxii}

In Mono, as in many resort destinations, the rise of short-term rentals has contributed to the high cost and short supply of housing. The scarcity of private property in county communities exacerbates the problem.

A focus of the Mono County General Plan, therefore, is to identify goals and policies that ease the housing burden on residents by placing reasonable limits on short-term rentals.

Existing Policies

Existing Policies related to Safe and Sanitary Homes can be found in the Mono County General Plan Land Use Element, Housing Element and Conservation/Open Space Element. Additional standards are contained in Mono County Code, including MCC 5.65 which sets out health and safety standards for short-term rentals.

Physical Activity

73% of all Mono residents live close to a park or recreational facility.^{lxxxiii} While this is less than the state average of 94%, measuring distance to local parks and recreational facilities is an inadequate metric in a rural county where recreation is the foundation of the economy and the county's abundant public lands are laced with well-maintained trails for walking or (in winter) cross-country skiing.

As noted in the Housing Element, "the provision of open space as a part of developed residential areas is not a concern in the County. Policies in both the Conservation/Open Space Element and the Land Use Element

focus on future development in and adjacent to existing community areas, providing additional open-space protection.”^{lxxxiv}

18% of adults in Mono report engaging in no leisure-time physical activity,^{lxxxv} a slightly better rate than the state average of 20%.^{lxxxvi}

Active transportation also falls under the rubric of physical activity. The county’s Regional Transportation Plan (RTP) provides the County’s long-range vision for transportation services and investments. The RTP has a section on active and non-motorized transportation, with a range of policies and objectives developed to provide for “the use of non-motorized means of transportation, which increases the proportion of trips accomplished by biking and walking, increases the safety and mobility of non-motorized users, enhances public health, and provides a broad spectrum of projects to benefit many types of active transportation users,”^{lxxxvii} including programs that are already underway, such as the Mono County Trails Plan and Bicycle Transportation Plan, and the Main Street Revitalization Plan for US 395 through Bridgeport.

In 2022, the California Transportation Commission allocated \$3.9 million to the rehabilitation of Lee Vining.^{lxxxviii} These funds will reduce the number of traffic lanes in town, in favor of bike lanes and pedestrian facilities that meet ADA standards. Improvements include the creation or renovation of drainage, sidewalks, curb ramps, driveways, street lighting, landscape and guardrails along the town’s main street. These improvements will make Lee Vining a more walkable, appealing community with ‘complete streets’ navigable by a diverse population.

However, as noted in the RTP, two factors weigh against the use of non-motorized transit for commuting. “With job centers and school locations often outside their community, it is not practical for most people to commute to work on bicycles or for many students to commute to school using bicycles. Both students and workers must often drive many miles to their destination.” Additionally, “Extreme weather conditions also make it difficult to bike year-round; snow and ice in many parts of the county limit winter biking opportunities.”

Public Transportation is provided by the Eastern Sierra Transit Authority, established in 2006 as a Joint Powers Authority between the Counties of Inyo and Mono, the City of Bishop and the Town of Mammoth Lakes. ESTA provides a variety of demand-response, fixed route, and deviated-fixed route services connecting population centers in the Eastern Sierra, as well as intercity transportation services to urban areas such as Reno and Carson City, Nevada.

Unique or Compounded Health Risks

Climate Change

Among the unique and compounded health risks not discussed above are the effects of climate change.

Mono County is expected to experience a rise in the annual average maximum temperature, from its historical average of 56.8°F to a midcentury average between 61.6 °F and 62.7 °F before reaching an end-century average between 63 °F and 66.7 °F^{lxxxix}.

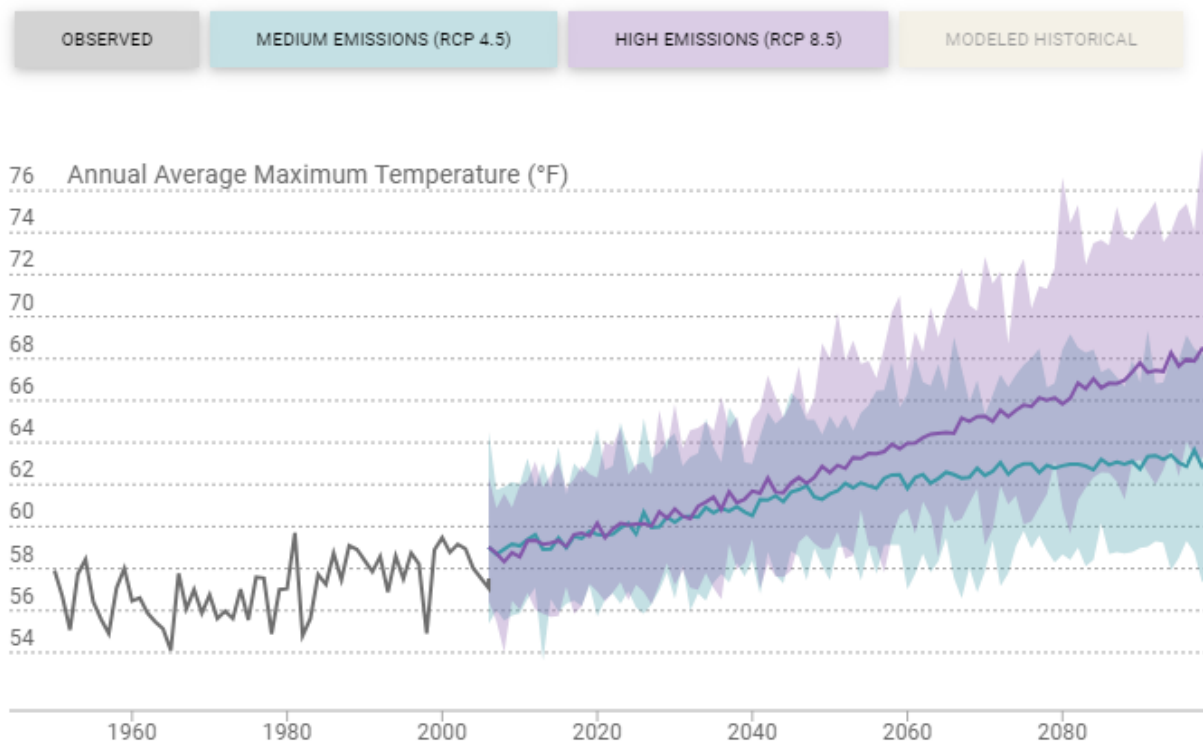


Figure 6: Average Annual Temperature in Mono County^{xc}

The number of extreme heat days is likely to increase as well, from an historical average of four extreme heat days per year through a mid-century average between 29 and 37 extreme heat days, before reaching an end-century average between 39 and 71. The annual average minimum temperature, an average of all the coldest daily temperatures in a year, is projected to rise from its historical average of 25.7 and reach a mid-century average between 29.6 and 30.6, before climbing to an end-century average between 30.8 and 34.4.

Should these predictions become reality, the snowpack would decrease,^{xcⁱ} and the annual average area burned by wildfire would increase.^{xcⁱⁱ}

The region-specific Sierra Nevada section of California’s Fourth Climate Change Assessment outlines a range of consequences specific to the landscapes and economies of the Sierra Nevada.^{xcⁱⁱⁱ}

The Assessment notes that increased flooding and an unstable water supply would affect agricultural communities, as returns on investment become less reliable.^{xc^{iv}} In communities dependent on tourism and dominated by second homes and resorts, loss of skier-days from drought and diminished snowpack would contract the pool of of service jobs. Fire and insect outbreaks can affect property values as well as tourism expenditure.^{xc^v}

The age distribution of the county’s two census tracts, depicted in Figure 7, illustrates why the Department of Finance projects a steady decline in population through 2060.^{xc^{vi}}

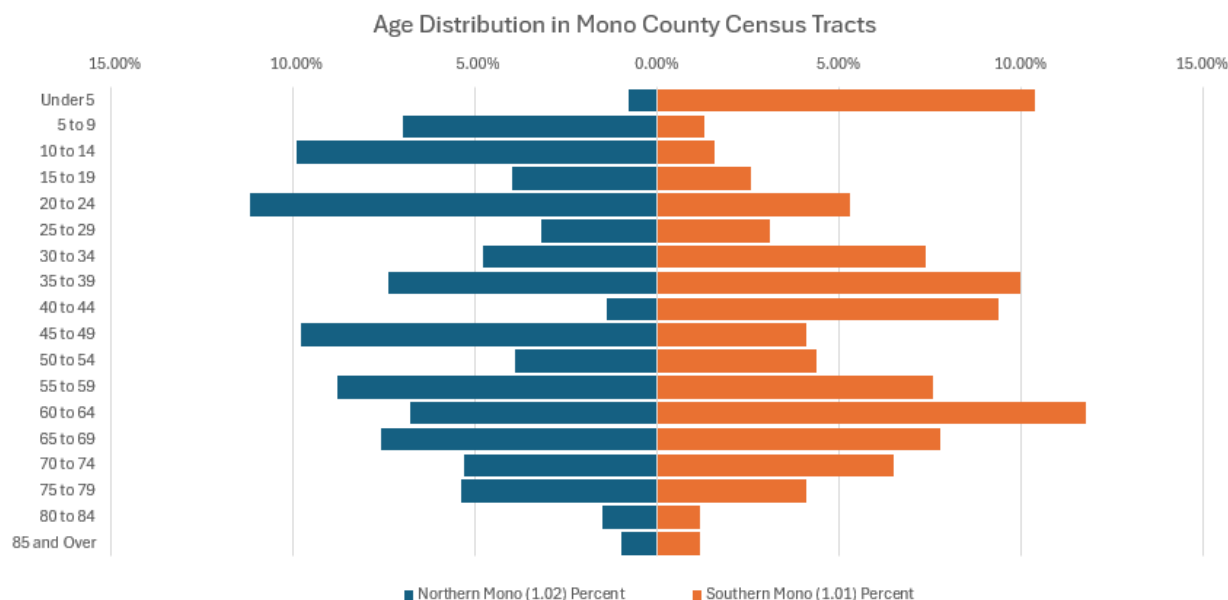


Figure 7: Age Distribution Distribution in Mono County Census Tracts^{xcvii}

“Since aging impairs muscle strength, coordination, cognitive ability, the immune system, and the regulation of body temperature, and often finds populations socially isolated or dependent on caretakers, people aged 65 and older are especially vulnerable to the health impacts of climate change (Nitschke et al. 2013). Elderly populations, especially those with limited income or mobility, have increased risk of heatwave- and food-related health impacts.”^{xcviii}

Mono County has enacted many policies designed to avert the most extreme effects of climate change, and cope with the changing circumstances as they arise.

Existing Policies related to Climate Change can be found in the Mono County General Plan: Conservation/Open Space Element and in the Multi-Jurisdictional Hazard Mitigation Plan.

Civic Engagement – Improvements and Programs

The federally recognized tribes designated as disadvantaged communities in Mono County are sovereign nations, and promoting civic engagement is a matter of respecting tribal sovereignty while welcoming tribal participation in regional decision-making.

To this end, both federally recognized tribes have seats on the Collaborative Planning Team, formed in 2010 via Memorandum of Understanding. The Collaborative Planning Team brings together directors of federal, state, local and tribal entities to collaborate on statewide or regional planning issues that affect multiple member entities.

The Collaborative Planning Team holds public meetings on a quarterly basis.

Existing Policies related to Civic Engagement can be found in Mono Basin Area Plan within the MCGP Land Use Element.

One way the County has recognized and prioritized the needs of Tribes is through cultural resources management. Existing policies ensure that when tribal cultural resources are discovered, local tribes have ample notice and opportunity to exercise their full legal rights.

New Policies

- Mono County will encourage any efforts the Tribes make to participate in local or regional planning.

ⁱ See the August 15, 2019 letter from Meredith Hankins, Deputy Attorney General, to Jerry L. Blum, Countywide Plan Coordinator for the County of San Bernardino, regarding the San Bernardino Countywide Plan and Draft Environmental Impact Report. Accessed on November 22, 2024, at [August 15, 2019 County of San Bernardino General Plan Update Draft EIR](#)

ⁱⁱ National Congress of American Indians. Tribal Nations & the United States: An Introduction. Accessed November 22, 2024 from <https://archive.ncai.org/about-tribes>.

ⁱⁱⁱ National Congress of American Indians. Tribal Nations & the United States: An Introduction. Accessed November 22, 2024 from <https://archive.ncai.org/about-tribes>.

^{iv} California Environmental Protection Agency, *California Climate Investments to Benefit Disadvantaged Communities*, Accessed November 22, 2024 at <https://calepa.ca.gov/envjustice/ghginvest/>

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^{vi} Department of Housing and Community Development, Division of Housing Policy Development, 2024 State Income Limits Briefing Materials, California Code of Regulations, Title 25, Section 6932. Sacramento CA. May 9, 2024.

^{vii} CalEnviroScreen 6/28/2024

^{viii} Department of Housing and Community Development, Division of Housing Policy Development, 2024 State Income Limits Briefing Materials, California Code of Regulations, Title 25, Section 6932. Sacramento CA. May 9, 2024.

^{ix} Lauren Zeise and Jared Blumenfeld. CalEnviroScreen 4.0, October 2021.

^x U.S. Census Bureau. "Age and Sex." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0101*, 2022, <https://data.census.gov/table/ACSST5Y2022.S0101?g=1400000US06051000201,06051000202>. Accessed on June 14, 2024.

^{xi} State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2023 and 2024. Sacramento, California, May 2024.

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^{xiv} CalEnviroScreen 4.0, accessed 6/21/24 [CalEnviroScreen 4.0 Indicator Maps \(arcgis.com\)](#)

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