

General Plan Amendment 26-02

Bringing county ADU regulations into compliance with state law, minor adjustments to the Land Use Element, Interlaken converts to Commercial Lodging, adoption of initial Environmental Justice Element

ADU Regulations

Bringing County ADU regulations into compliance
with state law

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

Minor adjustments to the Land Use Element

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)

Miscellaneous Items

- 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)

Miscellaneous Items

- 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.

Interlaken Condos

Change Land Use Designation from Multi-Family Residential, Low (MFR-L) to Commercial Lodging, Moderate (CL-M).

Interlaken Condos

- Change the designation to allow for short-term rentals subject to new policies and regulations for short-term rentals
- Consolidate the permitting system, consistent with policy directives

Environmental Justice Element

Adoption of an Environmental Justice Element as part of
Mono County's General Plan

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 Element

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.

Environmental Justice Element

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.

Environmental Justice Element

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.

Questions?