

**Mono Basin Hip Camp Specific Plan
228 Cottonwood Canyon Road
APN 013-210-026**

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PREPARED BY:

Mono County Planning Department
Post Office Box 347
Mammoth Lakes, California 93546

DRAFT

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Executive Summary

The Mono Basin Hip Camp Specific Plan proposes development of three seasonal (April 1 - November 30) camp sites on a partially developed 20-acre parcel located at 228 Cottonwood Canyon Road (APN 013-210-026). The Specific Plan was created concurrently with General Plan Amendment 22-01 to change the land use designation from Rural Residential (RR) to Specific Plan (SP) and with the accompanying analysis under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Section 15183 Checklist). The Specific Plan establishes existing uses, permitted/proposed uses development standards, and implementation measures, and evaluates consistency with General Plan policies.

This document was prepared under specific plan legal requirements as described in Sections 65450 – 65457 of the California Government Codes (see Appendix A).

I. Introduction

As outlined in the Mono County General Plan (MCGP), specific plans are intended to function as implementation mechanisms for the General Plan and to set standards for detailed land use. A specific plan must be consistent with the MCGP and becomes part of the MCGP upon adoption. Mono County currently has a number of adopted specific plans, including one other specific plan located in the Mono Basin (Tioga Inn Specific Plan).

Specific plans can be proposed by the Board of Supervisors or a private developer, and become the presiding land use designation upon approval. Mono County prepared the Mono Basin Hip Camp Specific Plan in coordination with the developer, based on a project description provided to the County. The developer is responsible for the costs of preparation, review, and project construction.

The Specific Plan (SP) land use designation is intended to provide for planned development in areas outside existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses.

Permitted uses for the property will be determined by the Mono Basin Hip Camp Specific Plan (“Specific Plan”) in accordance with Government Code §65451 and applicable provisions of the MCGP, ordinances, and the Mono County Code. Development standards (density, site disturbance/lot coverage, setbacks, etc.) will be determined by the Specific Plan. Any details or issues not covered by the development guidelines or regulations of the Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the MCGP, County Code, Grading Ordinances, and other adopted ordinances, codes, or policies of the County.

The Specific Plan has been established in conjunction with General Plan Amendment (GPA) 22-01. GPA 22-01 will change the land use designation from Rural Residential (RR) to Specific Plan (SP).

Analysis under California Environmental Quality Act (CEQA) Guidelines Section 15183 (Section 15183 Checklist) has been prepared to satisfy environmental impact analysis requirements. The document evaluates the potential impacts of the proposed amendment to change the land use designation from RR to SP and the proposed uses under the Specific Plan. The Section 15183 Checklist provides a comparison of the impacts to those identified in the 2015 RTP/GPU to determine if the proposed amendment and Specific Plan would result in any new project-specific significant effects which are peculiar to the project and its site. The Mono County Board of Supervisors adopted the 2015 RTP/GPU and the EIR in December 2015.

Based on the considerations and analyses presented and based on the provisions contained in the Section 15183 Checklist, it was concluded that none of the conditions calling for preparation of an EIR occurred. The County of Mono, acting as Lead Agency,

therefore determined that the Section 15183 Checklist is the appropriate CEQA analysis for the proposed General Plan Amendment 22-01 and Specific Plan.

II. Specific Plan Purpose

The establishment of the Specific Plan serves three main purposes for the project:

1. Maintain the rural, large lot character of the area by preventing subdivision and limiting development density, lot coverage, and site disturbance.
2. Permit only small-scale commercial activity compatible with surrounding land use designations and limit development to only the uses proposed by the project.
3. Protect the safety and aesthetic qualities of the area by incorporating additional fire safety and visual requirements above and beyond the General Plan.

III. Project Setting

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

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

The project consists of three primary areas (Figure 2) with the following existing uses:

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

Surrounding Land Use Designations

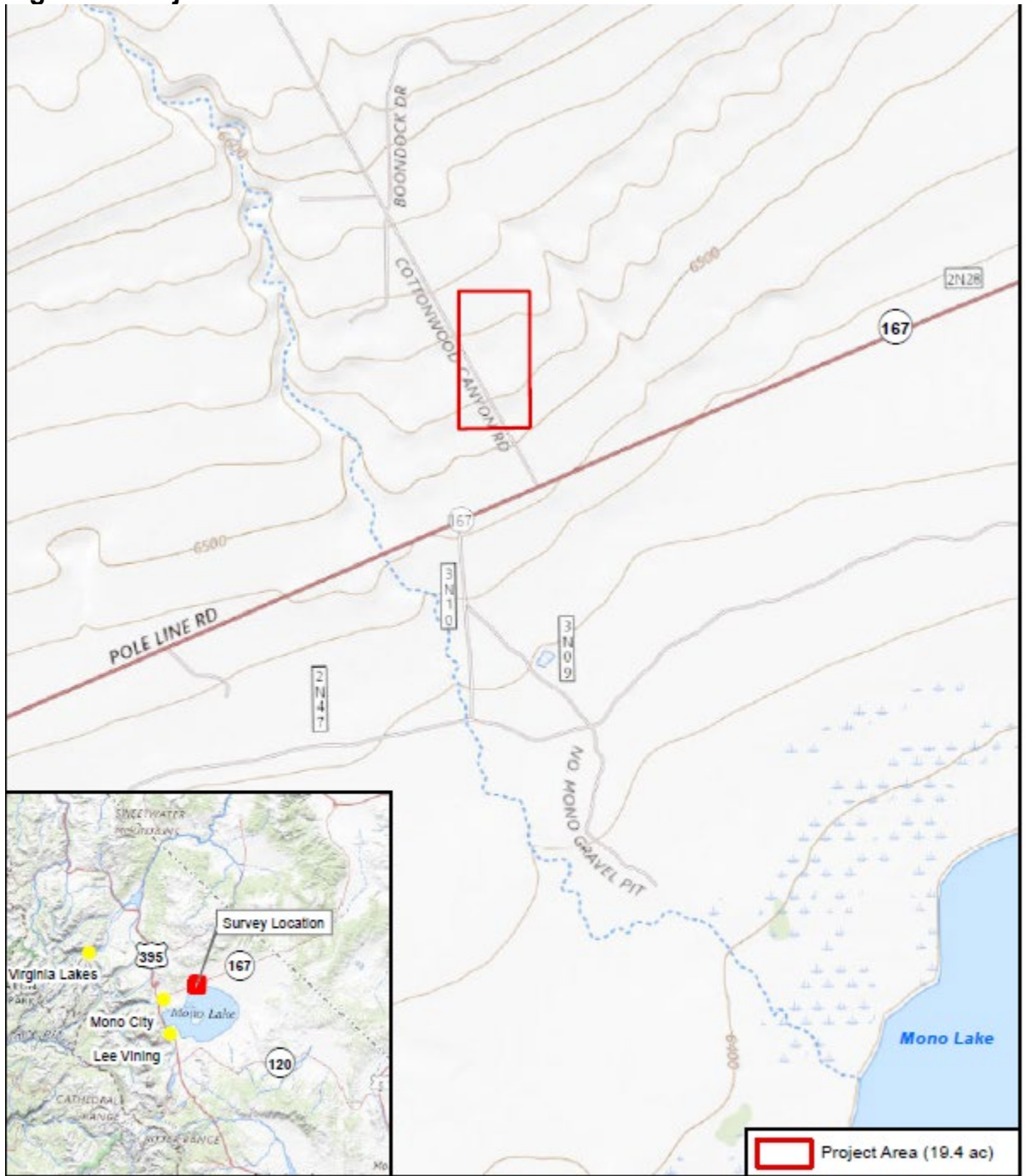
- APN 013-210-026 is designated Rural Residential (RR). The “RR” designation is intended to permit larger-lot single-family dwelling units with ancillary rural uses in areas away from developed communities.
- The land use designations adjacent to APN 002-110-021-000 are described below:

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

The project site is adjacent to a privately owned Rural Residential (RR) parcel to the north and an Agriculture (AG) parcel to the west, and Resource Management (RM)

parcels to the south and east which are owned by Inyo National Forest. The adjacent RR parcel to the north contains a single-family residence, which is approximately 700 feet from the nearest proposed use area and 200 feet to the adjoining property line. The other adjacent parcels do not have any existing structures. The next closest residence along Cottonwood Canyon Road is 1,600 feet from the nearest proposed use and 1,100 feet from the nearest property line.

Figure 1: Project Location



Project Area (19.4 ac)

Project Name: Swiggum/Hip Camp
 Location: 228 Cottonwood Canyon Road
 County: Mono County, California
 Data Source: USGS The National Map, 2020
 Negit Island Quadrangle

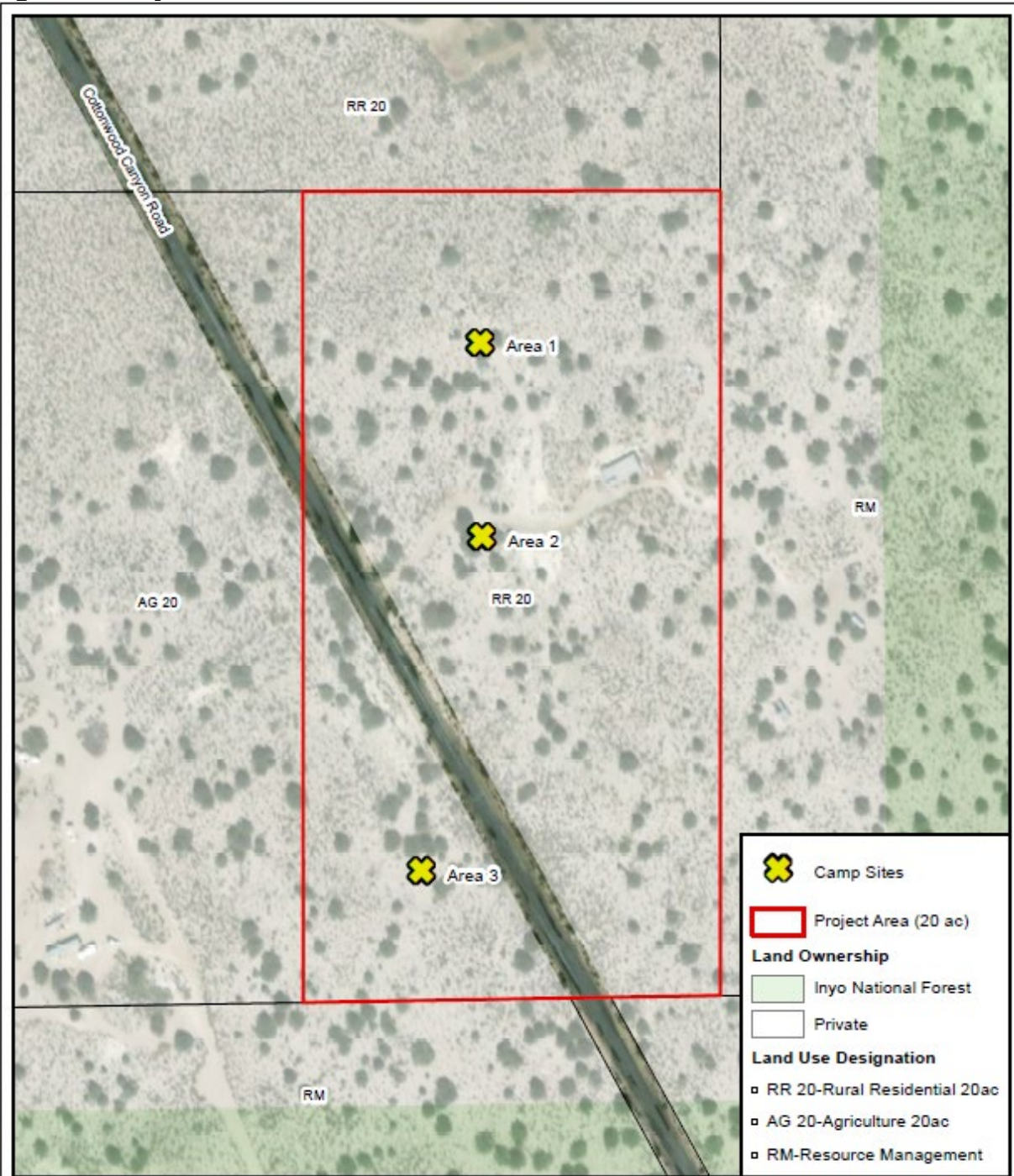
**Figure 1
 Location Map**

0 600 1,200 Feet
 1 in = 1,200 Ft



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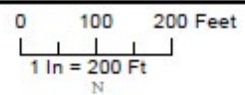
Figure 2: Project Areas



	Camp Sites
	Project Area (20 ac)
Land Ownership	
	Inyo National Forest
	Private
Land Use Designation	
	RR 20-Rural Residential 20ac
	AG 20-Agriculture 20ac
	RM-Resource Management

Project Name: Swiggum/Hip Camp
 Location: 228 Cottonwood Canyon Road
 County: Mono County, California
 Data Source: ESRI Imagery Services,
 Vivid Maxar 9/17/2019

**Figure 2
 Project Area**



2/25/2021



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IV. Project Description

The project proposes three development areas, in addition to the existing primary residence. Area 1 and Area 2 are proposing further uses in addition to the existing uses. Existing development in Area 1 and Area 2 is currently unpermitted, but would be approved under this specific plan. Area 3 is currently undeveloped, and all proposed uses would be new development. Existing and proposed uses for each area is summarized in Table 1 below. The specific location of existing and proposed uses in each area is illustrated in the site plan images in Appendix B.

Table 1: Summary of Existing Uses and Proposed Uses with Specific Plan

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

*Existing uses in Area 1 and Area 2 currently unpermitted.

Table 2: Summary of existing and proposed infrastructure

Circulation	Property is accessed from Cottonwood Canyon Road. Existing dirt roads on the site will be used to access Area 1 and Area 2. Area 3 proposes adding a dirt access road from Cottonwood Canyon Road. All roads are adequate for visitor traffic and emergency services.
Septic	Each of the three areas will have a separate septic vault installed with connections. The existing primary unit is already connected to septic.
Water	Private well with a solar pump.
Electrical	Utility lines serve the primary dwelling. Solar panels are used to generate power for the accessory uses. No generators are proposed for the project.
Solid Waste Disposal	D&S waste will provide service for solid waste disposal.

V. Land Use Designation Regulatory Provisions

Terms used in this Specific Plan shall have the same definition as given in the Mono County General Plan, unless specified otherwise herein. If any portion of these regulations is declared by judicial review to be invalid in whole or in part, such decision shall not affect the validity of the remaining portions.

Development standards for the Specific Plan were based on the existing and proposed uses for the project. Standards were also created to maintain similar or lesser impacts whenever possible when compared to the previous RR designation. For example, maximum lot coverage was reduced from 40% to 10% and setback standards remained the same. New permitted uses when compared to permitted uses under RR include a 250-s.f. cabin, 120 s.f. bunkhouse (existing), three campsites, and two RV pads/hookups. Any uses not stated in Table 3 below will require a Specific Plan Amendment.

Table 3: Mono Basin Hip Camp Specific Plan Development Standards

Intent	To provide for planned development in areas outside existing communities, or on large parcels of land within or adjacent to existing communities. The Specific Plan designation may also be applied to an area to provide direction for potentially conflicting or incompatible land uses.
Max Lot Coverage	10%
Max Building Density	1 primary dwelling unit, accessory dwelling units ¹ , 250-s.f. cabin, 120 s.f. bunkhouse, 3 campsites, 2 RV pads/hookups ²
Max Building Height	35'
Setbacks	Front – 50' Rear – 30' Side – 30'
Minimum Parcel Size	20 acres (existing size of parcel)
Permitted Uses	<ul style="list-style-type: none"> • Single-family dwelling (includes manufactured home) • Accessory Structures • Accessory Dwelling Units • 40' cargo container, as permitted under Chapter 20 of the Land Use Element <p>Limited scale guest accommodations, including:</p> <ul style="list-style-type: none"> • Bunkhouse • Cabin • Three campsites with tent platforms • Two RV hookups • Three vault toilets
Uses Permitted Subject to Use Permit	All uses not approved under the Specific Plan will require a Specific Plan Amendment.

¹ As permitted under Chapter 16 of the Land Use Element

² Approval required through California Department of Housing and Community Development

VI. Specific Plan Policies and Implementation Measures

A. Land Use

Goal 1. Provide for development and commercial activities consistent with the intent of the General Plan that minimizes environmental and community impacts.

Implementation Measure 1.A. Site design and standards shall be consistent with Mono County policies governing development, the protection of natural resources, and community character of the Mono Basin.

Implementation Measure 1.B. The development standards herein shall regulate all development for the project site. In case of a conflict between this Specific Plan and the Mono County General Plan, the General Plan shall prevail.

Implementation Measure 1.C. Any details or issues not covered by the development guidelines or regulations of this Specific Plan shall be subject to the regulations or standards set forth in applicable sections of the Mono County General Plan, County Code, Grading Ordinances, and other adopted ordinances, codes, or policies of the County.

Implementation Measure 1.D. Project implementation shall substantially comply with the approved site plan and specific plan standards. No alternative development standards shall be permitted unless such standards are approved via mechanisms described in this Plan.

Goal 2. Provide for residential development with ancillary uses.

Implementation Measure 2.A. A residential unit, accessory dwelling units, and associated ancillary uses are permitted outright subject to only a building permit.

B. Aesthetics

Goal 3. Maintain the rural character and viewsheds of the Mono Basin.

Implementation Measure 3.A. Outdoor lighting shall comply with General Plan Land Use Element Chapter 23 and, in addition, be fully shielded and downward directed, with preferred LED lighting temperature of 2300K, and not to exceed 3000K.

Implementation Measure 4.B. Exterior colors shall be dark earth-tone colors with non-reflective surfaces. Propane tanks shall be screened and enclosed if not a dark earth-tone color.

C. Noise

Goal 4. Provide for activities that are consistent with the tranquil character of the area.

Implementation Measure 4.A. All activities shall be in compliance with Mono County Code Chapter 10.16, Noise Regulation.

Implementation Measure 4.B. No special events outside the scope of proposed uses are permitted.

Implementation Measure 4.C. Amplified sound systems are prohibited.

Implementation Measure 4.D. An on-site manager shall maintain compliance at all times while the campground is operating.

D. Safety

Goal 5. Provide for general safety and reduction of hazardous conditions.

Implementation Measure 5.A. Construction is subject to a Mono County building permit.

Implementation Measure 5.B. The project is subject to General Plan Land Use Element Chapter 22 and all CalFire requirements.

Implementation Measure 5.C. Campfires shall occur only in designated campfire rings.

Implementation Measure 5.D. Commercial activities shall only operate seasonally (April 1 - November 30)

Implementation Measure 5.E. Fire suppression resources, including water tanks shall be maintained.

Implementation Measure 5.F. Project shall be subject to Mono County, US Forest Service, and BLM fire standards. In the case of conflicting standards, the strictest standard shall be applied.

Implementation Measure 5.G. Solid waste shall be kept in bear resistant containers.

VII. Consistency with General Plan Policies

The Specific Plan is consistent with the relevant goals and objectives of the Mono County General Plan, as required by Government Code 65454 (see Appendix A). Consistency between the Specific Plan and General Plan is analyzed below.

GOAL 1. Maintain and enhance the environmental and economic integrity of Mono County while providing for the land use needs of residents and visitors.

Objective 1.A. Accommodate future growth in a manner that preserves and protects the area's scenic, agricultural, natural, cultural and recreational resources and that is consistent with the capacities of public facilities and services.

Policy 1.A.5. Avoid the juxtaposition of incompatible land uses

Action 1.A.5.c. Utilize the Specific Plan process, where appropriate, for large projects that may include potentially incompatible land uses, or that may be incompatible with surrounding land uses.

Implementation: The Specific Plan allows for small-scale commercial activity for a resident of the Mono Basin. Impacts and compatibility with surrounding land use designations have been analyzed through the Section 15183 Checklist. The Specific Plan contains implementation measures to accommodate the proposed uses while reducing impacts, including impacts to noise, safety, and visual resources. Permitted land uses in the area include commercial and agricultural activities which may be incompatible with residential uses, but are common on the Agriculture (AG) and Resource Management (RM). The property is bordered by AG and RM parcels. The Specific Plan aims to minimize the number of uses permitted to those only associated with the project and maintain as much consistency as possible with surrounding uses, including minimizing site disturbance to promote rural character.

Policy 1.A.6. Regulate future development in a manner that minimizes visual impacts to the natural environment, to community areas, and to cultural resources and recreational areas.

Implementation: The Specific Plan identifies actions to reduce visual impacts to surrounding properties, including the use of earth tone materials, compliance with dark sky regulations, and minimizing site disturbance to 10% (previous allowable site disturbance under the RR land use designation was 40%).

Objective 1.E. Provide for commercial development to serve both residents and visitors.

Policy 1.E.4. Allow for the integration of small-scale commercial uses with associated residential uses, such as employee housing.

Implementation: The Specific Plan allows for small-scale commercial uses limited to two cabins, two RV sites, and three campsites, while also allowing for housing for the property manager to live on-site.

Policy 1.E.5. Commercial development should be compatible with community character.

Implementation: The commercial part of the project maintains a rural aesthetic that is compatible with the surrounding rural character. The project will use non-reflective materials, contain buildings not exceeding one story, and will have minimal outdoor lighting and be dark sky compliant. The use is similar to permitted uses on the surrounding RM and AG land use designations.

GOAL 10. Maintain the spectacular natural values of the Mono Basin and rural, small-town character of communities by managing growth, ensuring high-quality aesthetics, and providing for community development needs to enhance the quality of life for residents.

Objective 10.C.

Encourage building types and architectural design compatible with the scenic and natural attributes of the Mono Basin.

Policy 10.C.2. Support design practices that protect scenic vistas, energy efficiency, and “green” building practices.

Action 10.C.2.a. Encourage the siting and design of buildings to preserve scenic vistas.

Implementation: The commercial buildings on the property use only solar energy for electricity. The buildings are placed in locations that minimize visual impact by utilizing natural topography.

Policy 10.C.3. Preserve the dark night sky of the Mono Basin.

Action 10.C.3.a. Require compliance with and enforce Dark Sky Regulations.

Implementation: Outdoor lighting will be minimal and will comply with General Plan Land Use Element Chapter 23 and, in addition, be fully shielded and downward directed, with LED lighting temperature not to exceed 3000K.

GOAL 11. Grow a sustainable local economy with diverse job opportunities that offers year-round employment and wages that reflect the cost of living in the area.

Objective 11.A.

Plan for a diversified, sustainable economy.

Policy 11.A.1. Achieve a more-diversified economy and employment base consistent with the small-town, rural nature of the Mono Basin.

Implementation: The project will create sustainable employment for a local resident of the Mono Basin.

Objective 11.B.

Enhance and support the existing tourism-related economy.

Policy 11.B.1. Cultivate tourism-related programs and attractions that promote longer, multi-day visits.

Action 11.B.2.b. Support local recreational uses and visitor accommodations, such as existing campgrounds, hotels/motels, and RV parks.

Implementation: The Specific Plan will allow for three campsites and two RV pads to support visitor accommodations in the Mono Basin.

Objective 11.C.

Diversify the existing economic base and employment opportunities to achieve a more-sustainable economy.

Policy 11.C.2. Encourage and support new business development and entrepreneurial efforts that contribute to a mix of uses and services, and a wider range of employment opportunities.

Implementation: The Specific Plan will allow for a new business that will provide employment for a local resident of the Mono Basin.

Appendix A: California Government Code

The Mono Basin Hip Camp Specific Plan is consistent with the following specific plan legal requirements as described in Sections 65450 – 65457 of the California Government Codes:

65450. Preparation of specific plan

After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan. (Repealed and added by Stats. 1984, Ch. 1009, Sec. 18.)

65451. Content of specific plan

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

(Amended by Stats. 1985, Ch. 1199, Sec. 5.)

65452. Optional subjects

The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

(Repealed and added by Stats. 1984, Ch. 1009, Sec. 18.)

65453. Adoption/amendment procedure

(a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

(Amended by Stats. 1985, Ch. 1199, Sec. 6.)

65454. Consistency with General Plan

No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

(Added by Stats. 1984, Ch. 1009, Sec. 18.)

65455. Zoning, tentative map, parcel map, and public works project consistency with specific plan

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

(Added by Stats. 1984, Ch. 1009, Sec. 18.)

65456. Fees and charges

(a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan. The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

(b) Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

(Amended by Stats. 1990, Ch. 1572, Sec. 10.)

65457. CEQA Exemption

(a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the

requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

APPENDIX B – Additional Site Plans

Figure 1: Area 1



Figure B-2: Area 2



Figure B-3: Area 3

