

MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

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Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

AGENDA

THURSDAY, DECEMBER 11, 2014 – 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda

3. MEETING MINUTES: Review and adopt minutes of October 9, 2014 (*no November meeting*) – **p. 1**

4. PUBLIC HEARING

10:10 A.M.

A. VARIANCE 14-001/Meade. The proposal is to reduce the required front-yard setback for construction of a single-family home in the June Lake Highlands Specific Plan from 20 feet to 10 feet. The subject property is located at 216 Highland Dr. at June Lake (APN 015-290-021) and has a land use designation of Specific Plan/Single-Family Residential. Under the California Environmental Quality Act, a class 5 exemption is proposed under section 15182(a). *Staff: Gerry Le Francois, principal planner – p. 5*

5. WORKSHOPS:

A. NEW GROUNDWATER REGULATION & REQUIREMENTS. *Stacey Simon, assistant county counsel – p. 18*

B. SCENIC BYWAY UPDATE: Receive update, and provide any desired direction to staff. *Courtney Weiche, associate planner – p. 56*

C. MONO/YOSEMITE TRAIL. *Courtney Weiche, associate planner – p. 57*

6. REPORTS:

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to January 8, 2015

More on back...

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

***NOTE:** Although the Planning Commission generally strives to follow the agenda sequence, it reserves the right to take any agenda item – other than a noticed public hearing – in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the Commission secretary at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

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

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

Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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DRAFT MINUTES

OCTOBER 9, 2014

COMMISSIONERS: Scott Bush, Chris Lizza (videoconference), Mary Pipersky, Dan Roberts, Rodger B. Thompson.

STAFF: Scott Burns, CDD director; Courtney Weiche, associate planner; Gerry Le Francois, principal planner (videoconference); Brent Calloway, associate analyst; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Mary Pipersky called the meeting to order at 10:11 a.m. in the board chambers at the county courthouse in Bridgeport, and attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: Annie Rzepiela of Mono City spoke on General Plan animal standards. Livestock is OK if > one acre regardless if conforms to the standard. Mono City lots are ¼-acre or less. By combining lots, one lot exceeded an acre. New owners want horses. Standard doesn't address what's appropriate in SFR area. Could someone buy up lots and put a cow farm in SFR area?

3. MEETING MINUTES: Review and adopt minutes of September 11, 2014

MOTION: Adopt minutes of September 11, 2014, as amended: Item 4, graph 1, line 3: Meanwhile, ~~Cal Fire changed its fire codes, so~~ applicant revised project to meet state and local fire codes. Note: Stacey Simon indicated that because one commissioner was present at the videoconference site, each had to vote individually. (*Bush/Thompson. Ayes: Thompson, Roberts, Bush, Lizza. Abstain due to absence: Pipersky.*)

4. PUBLIC HEARING

A. GENERAL PLAN AMENDMENT 14-002 (a) to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) at June Lake to allow for nightly rentals at 155 Washington St. (APN 016-102-052). *Staff: Courtney Weiche, associate planner*

Courtney Weiche presented a PowerPoint, and applicant Mike Rosas submitted a written management plan. Commissioner Pipersky stated that if request is approved, applicant must submit application to Mono Supervisors (BOS) and apply for vacation home rental permit to meet standards.

OPEN PUBLIC COMMENT: Mike Rosas, applicant, thanked Mono for ordinance helping non-participating homeowners with regulation. He refuted each "unpleasant experience" cited by the Stewarts.

Home used as rental already? *Monthly rental for about 10 years. Lived there full time six years. Stewarts up on holidays, maybe total of two months. If SFR rental is successful, property values should go up. He cited more support than shown, with no full-time locals against it.*

Nightly rentals? *No, full 30 days.*

How many bedrooms? *Three + loft + game room. More beds than parking spaces. Futons in game room would spread guests out.*

Heating? *Central heating installed, wood burning permitted.*

Parking spaces? *Two plus snow storage. Moving propane tank would add another spot.*

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

How many nights would it be rented? *150-180 days/yr, as it's a desirable place.* How to know it's desirable? *Three home sales in two weeks or less when average time was a year. Lots long and narrow, attractive view. Rental activity based on inquiries well ahead of time.* **CLOSE PUBLIC COMMENT.**

DISCUSSION: Commissioner Bush thought TROD was designed for homeowners in trouble, or income for vacant vacation homes. OK to transition from rental home to motel with eight beds, parking for four cars, renting to bunch of people, not a family?

Commissioner Roberts recalled ski area cited inadequate bed base, so this would provide more.

Bush noted Stewarts are part-time, just like owner. *Rosas: One person shouldn't foil whole idea.* Bush described a motel as nightly rental to different people every night.

Scott Burns described intent as added tourism base, homeowner stability, and economic opportunities in residential neighborhoods offering support. Mono Supervisors saw community benefit from more rentals, minimizing conflicts, violation fees offset by rental income.

Commissioner Thompson viewed TROD as a tool for homeowners. House currently rents for 30 days, and this adds flexibility. Property manager is a big plus.

Roberts described others renting houses in area, skirting around legality, maybe creating more problems for neighbors. He leaned in favor.

Bush questioned one lot as a "district." Neighborhood's in agreement, but struggling with one opponent. Commissioner Pipersky thought a single lot could be a "district." Burns stated that the intent was a district, but BOS leaned toward single home.

Commissioner Lizza noted applicant has been renting and not collecting TOT; now coming into compliance. Fits character of neighborhood. Not losing home to local people, putting into rental program. Neighbor concerns? Limit occupancy to eight (Weiche stated 10 is maximum according to ordinance), manage parking, control party atmosphere.

Stacey Simon stated limit in code is 10. If more, in violation of permit with risk of fines and penalties. Need to retrofit to commercial if more, according to building official.

Would bed in living room qualify as a bedroom? *Simon: Provision for floaters, but still capped at 10.*

Rental permits are overseen by code compliance. Once land use is resolved by BOS, applicant must apply for rental permit and meet General Plan requirements.

MOTION: Approve Resolution R14-07 recommend that BOS adopt General Plan Amendment 14-002(a) to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) at June Lake to allow for nightly rentals at 155 Washington St. (APN 016-102-052). *(Roberts/Thompson. Ayes: Lizza, Thompson, Roberts, Pipersky. No: Bush (protect idea of district).)*

B. GENERAL PLAN AMENDMENT 14-002 (b) to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) at June Lake to allow for nightly rentals on two parcels (APN 015-010-080 and 015-300-004). In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. *Staff: Courtney Weiche, associate planner*

Courtney Weiche distributed two comment letters that were received after the agenda packet was sent. DeLano represents a condo owner at Interlaken. George Larson, second comment letter, requested to join the proposed TROD, but request was received past the deadline to join, so the parcels are ineligible for this TROD. However, he could apply on his own. Letter arrived yesterday afternoon.

Can a subdivision/developer request an overlay district or SFR owners only? *Stacey Simon indicated a subdivider could request to have parcels within a TROD.*

Commissioner Lizza questioned Ch. 26. Can only residential structures receive a TROD? Overlay on vacant property? It was clarified a vacant parcel can have a TROD, however until Ch. 26 requirements are met (which requires a residential structure), a Vacation Home Rental Permit would not be issued. *Simon noted a vacant parcel would not meet most of Ch. 26 requirements.*

OPEN PUBLIC COMMENT: David Baumwohl, attorney representing property owners, noted comment letter from DeLano, who resides in high-density project. In his letter, DeLano questioned a potential deed restriction on the Victory Lodge parcel to prohibit nightly rentals. Baumwohl represented the previous

owner, Cino, and recalled no such deed restriction, which he also confirmed with Inyo-Mono Title. Baumwohl thought this TROD would provide more high-end beds at June Lake, spectacular property, set well off Leonard Avenue, garages for up to 10 cars, apartments above garages for full-time caretaker. Meets all criteria, with no opposition except last-minute letter.

Unconnected guests occupying different parts of building? *Leasing the whole house, so would show as booked.*

Back to 10 maximum occupancy? *Baumwohl stated stacking is illegal in Mono. Every unit has maximum density.* Commissioner Pipersky predicted potential less-intense use.

Baumwohl noted home designed for entertaining is now owned by Victory Lodge LLC (Cino has no interest; owner was a lender).

Could more people stay there? Scott Burns indicated Mono does not regulate size of SFRs. Two persons/bedroom + two floaters = 20. If an applicant wants more than 10 people, the building official would have to certify/approve as commercial, per building codes, before a Vacation Home Rental Permit could be issued.

Baumwohl commended helpful staff. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Commissioner Lizza wondered whether DeLano was posturing for a lawsuit. Any merit to alleged deed restriction? Stacey Simon cited private contractual restrictions for property owner, and Baumwohl researched deed restriction.

Lizza disclosed his three-year employment by Baumwohl; Simon indicated no conflict.

MOTION: Approve Resolution R14-08 recommending that BOS adopt General Plan Amendment 14-002(b) to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) at June Lake to allow for nightly rentals on two parcels (APN 015-010-080 and 015-300-004). *(Bush/Thompson. Ayes: Bush, Roberts, Thompson, Lizza, Pipersky.)*

5. WORKSHOP:

A. MONO COUNTY ENERGY POLICIES, INITIATIVES & PROGRAMS: Scott Burns noted an energy task force has been established. Building codes are getting more restrictive. Small solar at Benton Landfill, Lee Vining and Crowley Lake community centers. Woodstove replacement. PACE (Property Assessed Clean Energy) allows home energy improvements with property tax pay-off. Riverside County already does this. Thermal biomass boiler at Bridgeport road shop will convert biomass to energy.

B. GENERAL PLAN DEVELOPMENT STANDARDS: Brent Calloway distributed Table 04.030.

1) Animal standards: Two months ago Calloway discussed proposed changes, specifically setbacks. Since then, SFR above structures housing horses has been allowed, so eliminate 20' setback requirement.

Scott Burns cited an existing home above animals. Discrepancy between equestrian overlay and animal standards. Intend to simplify, no longer need 20'. Combined barn/house has been allowed. 40' (equestrian overlay) vs. 50' (animal standards): Recommended more generous standard. Smaller footprint on land if combined barn/house is allowed. Still have equestrian overlay districts in Crowley area on smaller parcels.

Annie Rzepiela recalled person can't buy vacant lot and put horses on it without primary residence.

Scott Roripaugh explained he and Liz Holt did a lot line adjustment to exceed an acre; buildable space = 6,000 sf. With setbacks, 40' would be better. Want barn/house for two horses. Makes good sense in winter, and keeps horses privatized, not in other people's space.

Chair Pipersky reminded that this is a workshop, so no decisions today – just listening to comments.

Roripaugh indicated most who approached him in private had no problem; idea was received fairly well.

Note: Stacey Simon, who lives in Mono City but not within 300' radius, was not disqualified from discussion.

Stuart Polack, Rzepiela's partner, expressed no objection to barn/house, but asked if livestock belong in residential community on cobbled-together acre. His concern was with community character. None of six immediate neighbors wants it, except for one who wants pigs.

Does County Code allow horses on an acre of land? *Burns described animal standards as an old system that's a flashpoint for controversy. Commission advises BOS, which would have to change standards.*

Burns saw no easy way out, as regulations have gray areas. Actual change would require a General Plan Amendment (GPA). Animal standards apply across board to SFR. It's a policy decision, but not today. Community outreach is required. One issue was heard: clarify chart, but not add additional requirement. Environmental Health director saw no reason for 20' setback.

Commissioner Bush suggested discussing with staff to get options.

Simon reminded the topic is not on the agenda. Someone who moves ahead under current regulations would be grandfathered in.

Bush recommended getting together with neighbors and code compliance. Nothing is on the books that Commission can make judgment on.

Burns indicated that anyone can propose a GPA. Craft change to go through environmental, and then to Commission and BOS.

Roripaugh cited lots of active historic ranches in immediate area. It's not something brand new, but continuation of long-term usage in valley.

Simon noted wording change from 40' to 50' would apply prior to construction.

Bush wanted more restrictive, not looser regulation.

2) Cell tower heights: Burns noted 60' height limit has been an issue in Mono County. Already allow wind towers up to 80', so could follow that lead on a Public Facility (PF) parcel geared toward community needs. Bush reminded that people think cell towers send out waves that are going to "get them." Simon indicated could loosen by "unless outweighed by public interest or need." Bush thought maybe 80' towers in county are needed for coverage. Lots of areas have no coverage, which has a public safety aspect. Change wording: 6a: "substantial" detrimental effects.

3) Uses permitted subject to DR and to Use Permit: Updated wording has been proposed.

Lizza requested advance handouts so commissioners could evaluate prior to discussion.

6. REPORTS:

A. DIRECTOR: No items.

B. COMMISSIONERS: Commissioner Roberts announced California County Planning Commissions Association convention Nov. 7-8 at Merced.

7. INFORMATIONAL: No items.

8. ADJOURN at 1:03 p.m. to November 13, 2014

Prepared by C.D. Ritter, commission secretary

Mono County Community Development Department

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Planning Division

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December 11, 2014

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner

Re: Variance 14-001 / Meade

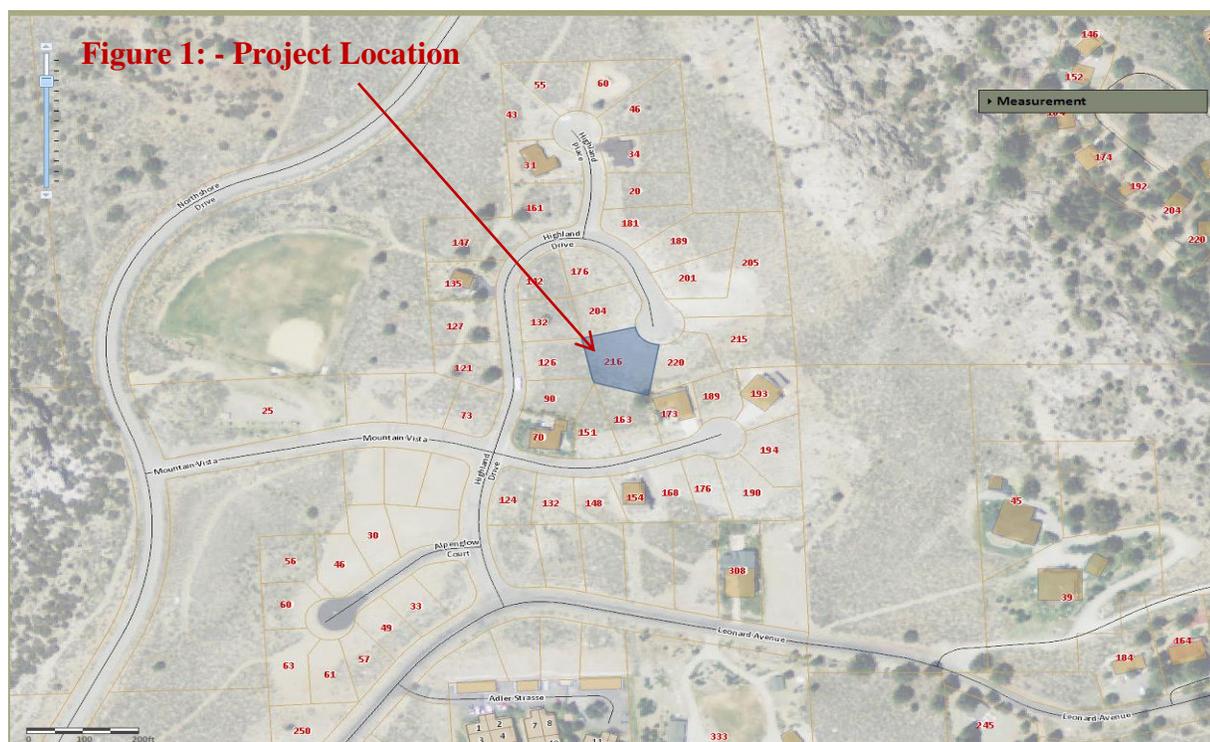
RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project is exempt from CEQA under CEQA guidelines 15182 (a), Residential Projects Pursuant to a Specific Plan, and direct staff to file a Categorical Exemption.
2. Adopt the Variance Findings contained in the staff report, and approve Variance 14-001 to allow a front-yard setback of not less than 10 feet for the construction of a single-family home.

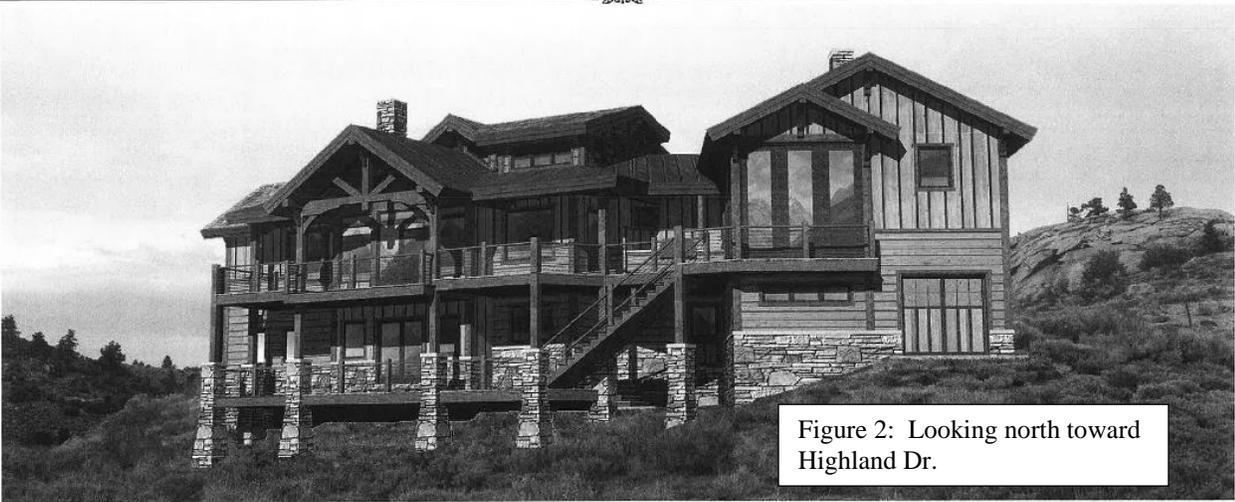
BACKGROUND

Variance 14-001 would allow for construction of a single-family home with a front-yard setback of 10 feet versus the normal setback of 20 feet. The project is located at 216 Highland Dr. at June Lake (APN 015-290-021). The parcel of ~ 14,219 square feet is located in the June Lake Highlands Specific Plan Area with a land use designation of Single-Family Residential (SFR). See Figure 1.



The June Lake Highlands Specific Plan Project Characteristics describes the SFR portion of the project as:
This density category is intended to allow individual single-family dwellings on each of the proposed lots. Permitted uses include single-family dwellings and accessory buildings. All requirements (setbacks, parking, etc.) for development will follow the standard corresponding zoning of SFR, Single-Family Residential.

Figure 2 shows a rendering of the proposed home looking north (down-sloping lot from Highland Drive).



MTN Architects
CARL & CELYNA MEADE

Figure 2: Looking north toward Highland Dr.

PROJECT INFORMATION		
ADDRESS:	LOT 21 HIGHLAND DR	
LOCATION:	JUNE LAKE, CA	
PROJECT NO.:	2020-0001	
DATE:	11/15/2020	
DESIGN CRITERIA		
ARCHITECT:	MTN ARCHITECTS	
ENGINEERING:	FLAT ROOF IS PER	
FOUNDATION:	25' MIN. IS REQ. (MIN. 25' IS REQ.)	
SETBACKS:	15' MIN.	
PERMITS:	1-20	



REVISIONS		
NO.	DATE	DESCRIPTION
1	11/15/20	ISSUE FOR PERMITS
2	11/15/20	ISSUE FOR PERMITS
3	11/15/20	ISSUE FOR PERMITS
4	11/15/20	ISSUE FOR PERMITS
5	11/15/20	ISSUE FOR PERMITS
6	11/15/20	ISSUE FOR PERMITS
7	11/15/20	ISSUE FOR PERMITS
8	11/15/20	ISSUE FOR PERMITS
9	11/15/20	ISSUE FOR PERMITS
10	11/15/20	ISSUE FOR PERMITS



SCALE: 1/8" = 1'-0"

CV

SHEET

The steep down-sloping lot is shown in Photos 1, 2, and 3. Photo 1 is along the front property line looking in a westerly direction. The slope of the lot from the edge of pavement along the cul-de-sac with the 20 feet front-yard setback approaches 33%. A reduced front-yard setback will move the home closer to a more reasonable grade of 25 percent. Even with this reduced setback, a considerable amount of earthwork may be needed or a higher foundation in order to keep the north-facing driveway below 15% grade as



Photo 1: Looking west along front property line

required by the Regional Transportation Plan, County Road Standards, and 16% grade as required in Chapter 22 Fire Safe Regulations.

Photo 2 is along the western property line looking upslope to the east.



Photo 2: Looking east along western property line

Photo 3 is looking north in the center of the lot. A red line is the approximate street level along the front property line.

Figure 3 is a representation of where the home encroaches into the required setback of 20 feet.



Photo 3: Looking north/northeast towards Highland Drive

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**CARL & CELYNA
 MEADE**

TOPOGRAPHIC SURVEY
LOT 21 / JUNE LAKE HIGHLANDS
 PREPARED FOR: CARL MEADE

LEGEND

- PROPERTY LINE
- |-|- EDGE OF PAVEMENT
- EXISTING GROUND CONTOUR & ELEV.
- ⊕ SETNER MANHOLE / TBW
- TEMPORARY BENCHMARK: CENTER SETNER MANHOLE COVER ELEVATION=7776.24

BOUNDARY INFORMATION

RECORD INFORMATION PER TRACT MAP NO. 34-24

10 FT. SIDE LINES
 20 FT FRONT & BACK LINE

SITE NOTES LOT 21

14,219 sq.ft.
 ±0.33 ACRES

**LOT 22
 LOT COVERAGE**

HOUSE & GARAGE:	2,286 SF.
FRONT: PARKING SLAB WALKS & PORCH:	812 SF.
BACK DECKS & PIERS:	904 SF.
BACK STEPS & SLABS:	114 SF.
TOTAL COVERAGE:	4,116 SF.
LOT SIZE (±0.33 ACRES):	14,219 SF.
TOTAL % OF COVERAGE:	28.89 %

SCALE: 1"=8'
 CONTOUR INTERVAL: 1'

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN JULY 2004 THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND DO NOT REFLECT A BOUNDARY SURVEY UNLESS SPECIFICALLY NOTED HEREON, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES FROM OTHERS NOT CONNECTED WITH THIS CORPORATION, THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

DAVID LAVERY L.S. 4887 LIC. EXP. 9/30/08

DESIGN PHASE

DRAWN:	DATE:	CHKD:
TB	12-1-12	
TB	1-5-13	
CHANGE ORDER 1		
To	5-31-13	
To	6-11-13	
FINAL PHASE		
To	7-2-13	
To	9-4-13	
To	9-19-13	CB

PROJECT: 12-044

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DATE: 7/9/04
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 TITLE: ML / BKW
 DATE: 01.255
 FILE: 2-554_topo.dwg
 SHEET: 1

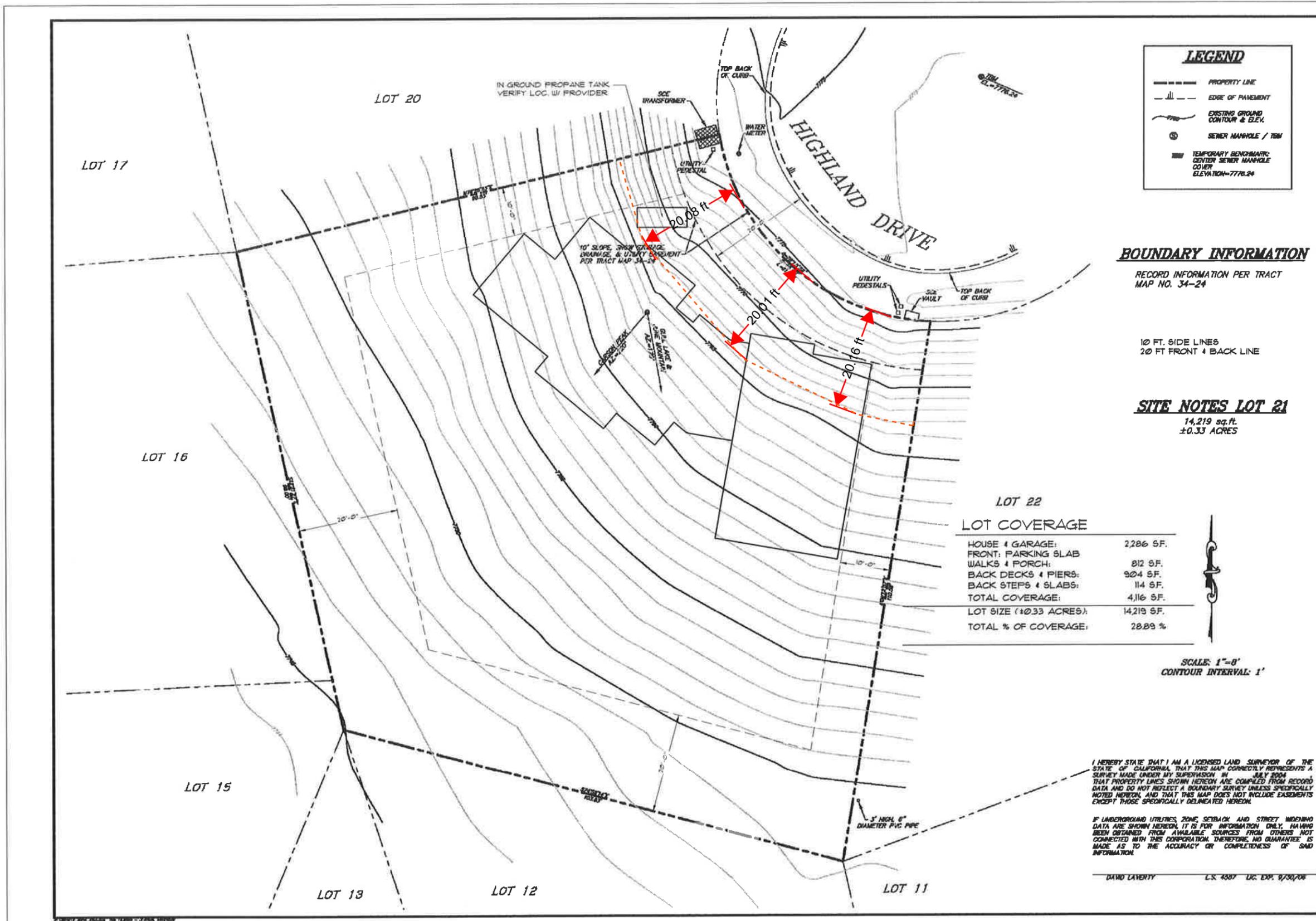


Figure 3 - Site Plan

SCALE: AS NOTED

SITE SHEET

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GENERAL PLAN CONSISTENCY

The General Plan Land Use Designation for this property in the June Lake Highlands Specific Plan is Single-Family Residential. The Single-Family Residential (SFR) Land Use Designation allows for construction of a home with a front-yard setback of 20 feet, and 10 feet for the side and rear yards. The applicant is requesting a variance for a front-yard setback of 10 feet versus 20 feet to reduce the slope of the driveway in order to meet the maximum driveway slope of 15% contained in the Regional Transportation Plan and County Road Standards. The 15% driveway grade would also comply with the maximum of 16% grade for driveways under Chapter 22 Fire Safe Regulations of the General Plan.

In addition, the June Lake Highlands Specific Plan Visual Quality Objectives and Policies state:

Objective 11, Create a development that minimizes visual effects and blends with the surrounding natural environment,

Policy 11-A, Preserve as much natural vegetation in the project as possible, and

Policy 11-B, Minimize the flattening and grading for house and condominium/multifamily construction; all construction should be designed to blend with the natural terrain.

General Plan Chapter 33 Variance

A variance from the provisions of the land use designations or land development regulations shall be granted only when certain findings can be made:

- A. Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surroundings; and*
- B. The grant of variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated; and*
- C. The grant of variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated; and*
- D. The grant of variance will not be in conflict with established map and text of the general and specific plans and policies of the County.*

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

Variance application 14-001 was brought before the LDTAC on Nov. 17, 2014, for application completeness and recommended to be processed and presented to the Planning Commission.

ENVIRONMENTAL REVIEW

The June Lake Highlands Specific Plan and Tentative Tract Map 32-24 were approved with an Environmental Impact Report (EIR) by the Board of Supervisors (SCH# 198052037). This project qualifies for a CEQA exemption 15182 (a), Residential Projects Pursuant to a Specific Plan, which states:

Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.

As stated above, Mono County approved the Specific Plan and Tentative Tract Map in 2001.

VARIANCE FINDINGS

The Planning Commission can approve a variance based only on the provisions of the General Plan and only when all of the findings can be made:

1. *Because of special circumstances (other than monetary hardship) applicable to the property, including its size, shape, topography, location or surrounding, the strict application of the provision of this title deprives such property of privileges (not including the privilege of maintaining a nonconforming use or status) enjoyed by other property in the vicinity and in an identical land use designation because:*

The parcel is constrained due to a topographical feature, slope, which reduces the feasibility of constructing a home with a front-yard setback of 20 feet. The slope of the parcel from the edge of pavement, 20 feet from the front property line, is approximately 33%. Photos 1, 2, and 3 show the steep configuration of this lot. With a front-yard setback of 10 feet, the slope from edge of pavement is reduced to approximately 25%.

The June Lake Highlands Specific Plan Visual Quality Objectives and Policies state:
 Policy 11-A, Preserve as much natural vegetation in the project as possible, and
 Policy 11-B, Minimize the flattening and grading for house and condominium/multifamily construction; all construction should be designed to blend with the natural terrain.

A reduced front-yard setback is consistent with Policy 11-A & B of the June Lake Highlands Specific Plan.

2. *The granting of a variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and in the land use designation in which the property is situated because:*

There is a distinct physical limitation on the property that prevents the proposed single-family home to be constructed at the 20 feet setback. The area is designated Single-Family Residential under the June Lake Highlands Specific Plan. Due to the topographical constraint that the parcel demonstrates, the applicant is requesting a setback variance to allow property development in a manner that is consistent with the established uses of the surrounding parcels.

3. *The granting of a variance will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is situated because:*

The property is located in a residential area and the proposed project would be consistent with adjoining residential development in the June Lake Highlands Specific Plan. The variance permit process provides the public the opportunity to comment on the proposed setback reductions. No comments have been received in opposition to the variance.

4. *The granting of a variance will not be in conflict with the established map and text of the general and specific plans and policies of the county because:*

The June Lake Highlands Specific Plan Visual Quality Objectives and Policies state:
 Objective 11, Create a development that minimizes visual effects and blends with the surrounding natural environment,
 Policy 11-A, Preserve as much natural vegetation in the project as possible, and

Policy 11-B, Minimize the flattening and grading for house and condominium/multifamily construction; all construction should be designed to blend with the natural terrain.

The proposed project is consistent with the June Lake Highlands Specific Plan to minimize grading and lot disturbance under Policy 11-A & B. The proposed project is subject to all requirements of the June Lake Highlands Specific Plan.

The requested front-yard setback of 10 feet will reduce the slope of the driveway in order to meet the maximum driveway slope of 15% contained in the Regional Transportation Plan and County Road Standards. The 15% driveway grade would also comply with the maximum of 16% grade for driveways under Chapter 22 Fire Safe Regulations of the General Plan.

Attachments

- 1 – June Lake Highlands SP area
- 2 – Variance Application cover page & Owner's Letter
- 3 – Draft Notice of Decision



Mono County Community Development Department

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

Planning Division

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

VARIANCE APPLICATION

APPLICATION # <u>V14-001</u>	FEE \$ <u>195.00</u>
DATE RECEIVED _____	RECEIVED BY <u>[Signature]</u>
RECEIPT # _____	CHECK # <u>1972</u> (NO CASH)

APPLICANT/AGENT Carl Meade

ADDRESS 15013 Live Oak Springs Canyon Rd **CITY/STATE/ZIP** Santa Clarita, CA 91387

TELEPHONE (661) 298-2294 **E-MAIL** maddogmeade@aol.com

OWNER, if other than applicant same

ADDRESS _____ **CITY/STATE/ZIP** _____

TELEPHONE (_____) _____ **E-MAIL** _____

PROPERTY DESCRIPTION:

Assessor's Parcel # 015-290-021-000 General Plan Land Use Designation residential

PROPOSED USE: Describe in detail the variance, using additional sheets if necessary.

See additional sheet attached.

NOTE: Variance applicants must clearly demonstrate that special circumstances – other than financial hardship – related to the property deprive the property owner of privileges enjoyed by others in the vicinity and in an identical land use district. Special circumstances are typically related to the property's physical characteristics such as its size, shape, topography or surroundings. Variances shall not: 1) constitute special privileges inconsistent with other properties in the vicinity or in the same land use district; 2) injure the public's welfare or be detrimental to property owners in the vicinity; or 3) conflict with the county's General Plan or Specific Plans.

I CERTIFY UNDER PENALTY OF PERJURY THAT I am: legal owner(s) of the subject property (all individual owners must sign as their names appear on the deed to the land), corporate officer(s) empowered to sign for the corporation, or owner's legal agent having Power of Attorney for this action (a notarized "Power of Attorney" document must accompany the application form), AND THAT THE FOREGOING IS TRUE AND CORRECT.

[Signature]
Signature

[Signature]
Signature

9 Nov 19
Date

Attachment 2

Request for Variance

11/7/14

Re: APN #015-290-021-000

Due to the topography of the property and to allow a reasonable driveway entrance to the property we are requesting a variance to allow the house to be closer to the street. The set back is currently 20 ft. and we are requesting 15 +/-, as per the site plan attached.

County Counsel
Marshall Rudolph

Assistant County Counsel
Stacey Simon

Deputies
Christian Milovich
John-Carl Vallejo

**OFFICE OF THE
COUNTY COUNSEL**

Mono County
South County Offices
P.O. BOX 2415
MAMMOTH LAKES, CALIFORNIA 93546

Telephone
760-924-1700

Facsimile
760-924-1701

Legal Assistant
Jenny Senior

To: Planning Commission

From: Stacey Simon and Brent Calloway

Date: December 11, 2014

Re: Groundwater Legislation

This fall, the California Legislature approved, and the Governor signed, a trio of bills providing for comprehensive groundwater regulation statewide.

The purpose of this item is to provide an overview of the legislation and an opportunity for discussion.

If you have any questions prior to your meeting, please call me at 924-1704 (Mammoth Lakes) or 932-5418 (Bridgeport) or call Brent Calloway at 924-1809.

Encl. PowerPoint Presentation
Implementation Timeline

The Sustainable Groundwater Management Act of 2014

SB 1168, AB 1739, and SB 1319

Overview and Key Concepts

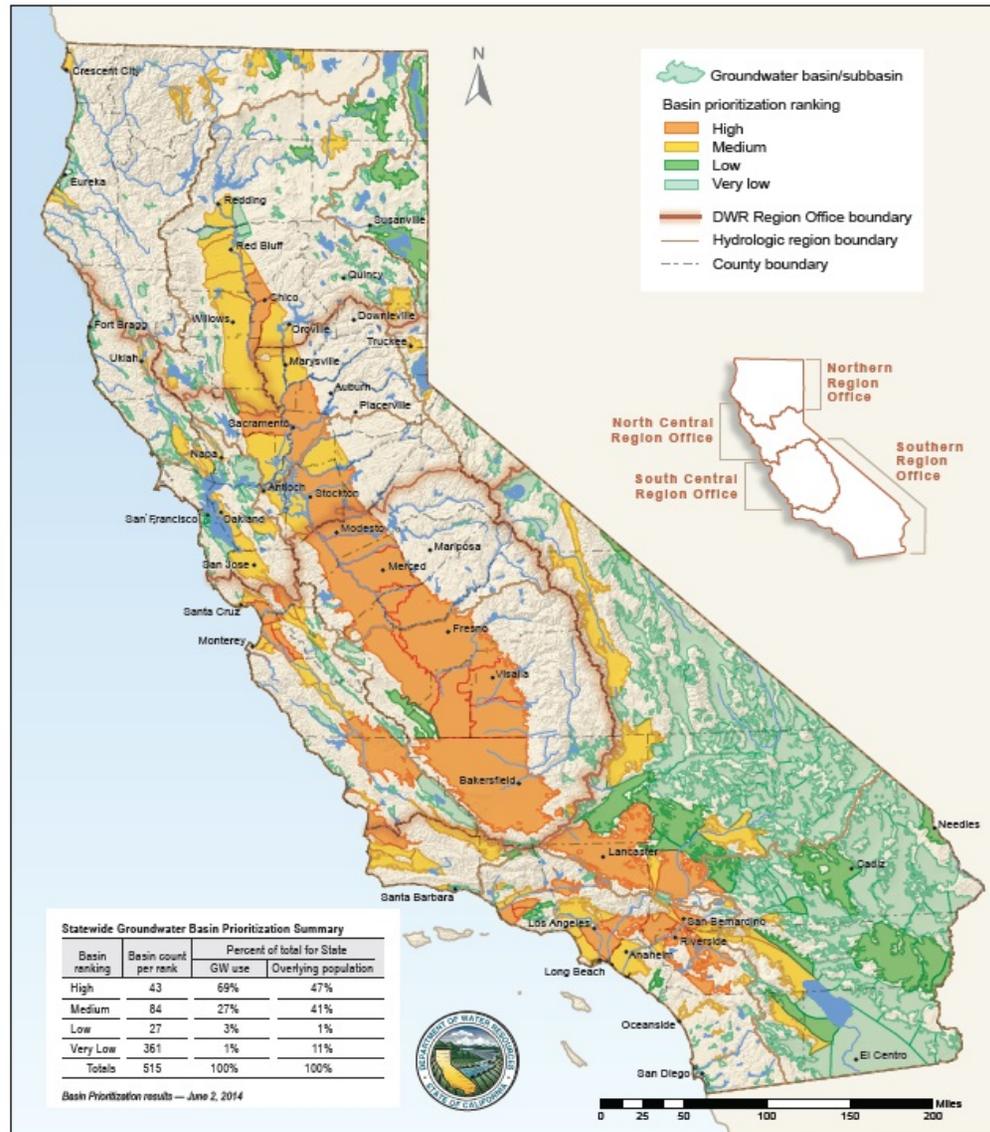
1. Prioritization of Groundwater Basins
2. Adjustment of Basin Boundaries
3. Establishment of Groundwater Sustainability Agencies
4. Adoption of Groundwater Sustainability Plans (or Approved Alternative)
5. Designation of Probationary Basins
6. Adoption of Interim Plans for Probationary Basins
7. Groundwater Extraction Reporting within Probationary Basins
8. Fees
9. Enforcement and Penalties

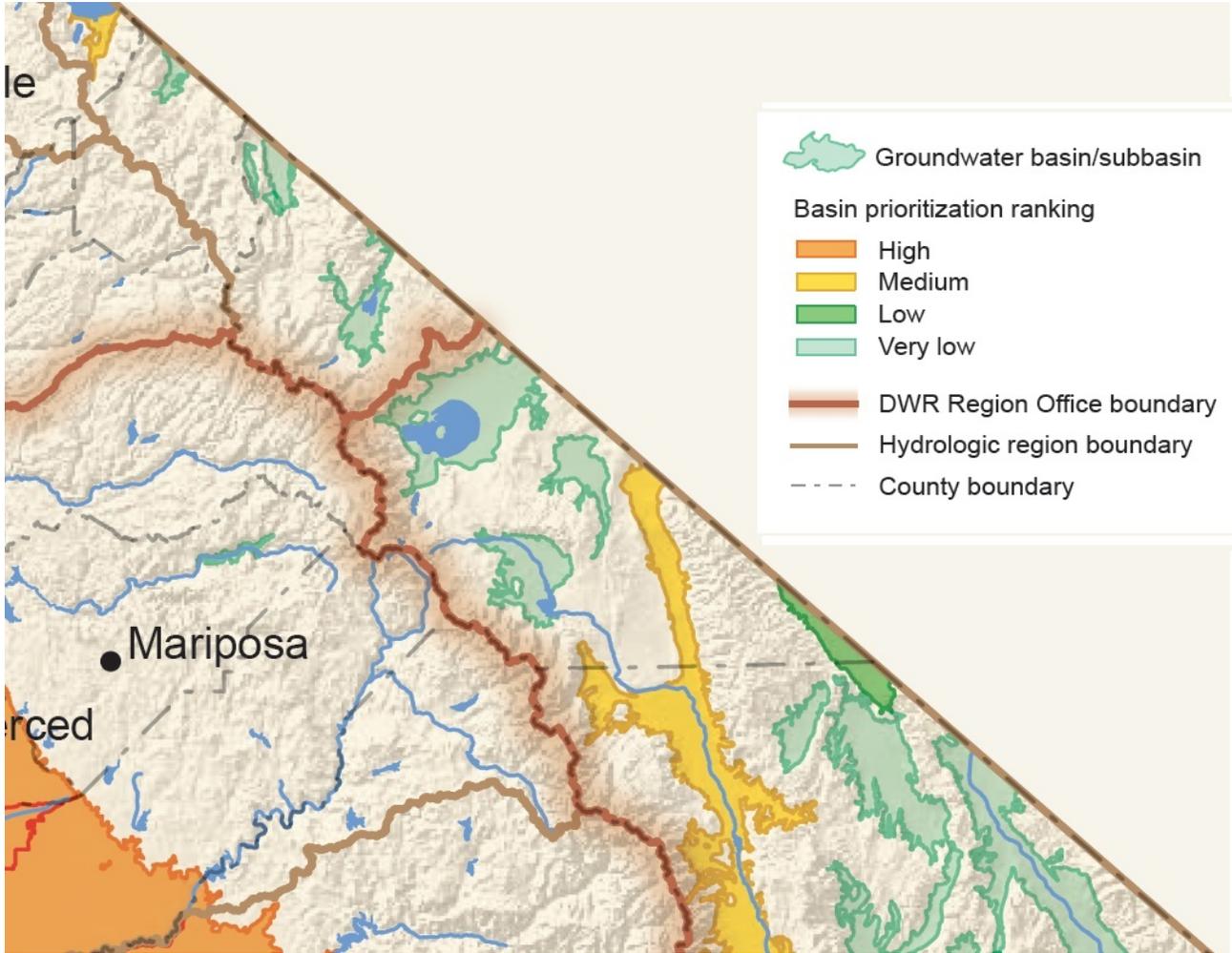
Key Concept 1:

Prioritization of Groundwater Basins

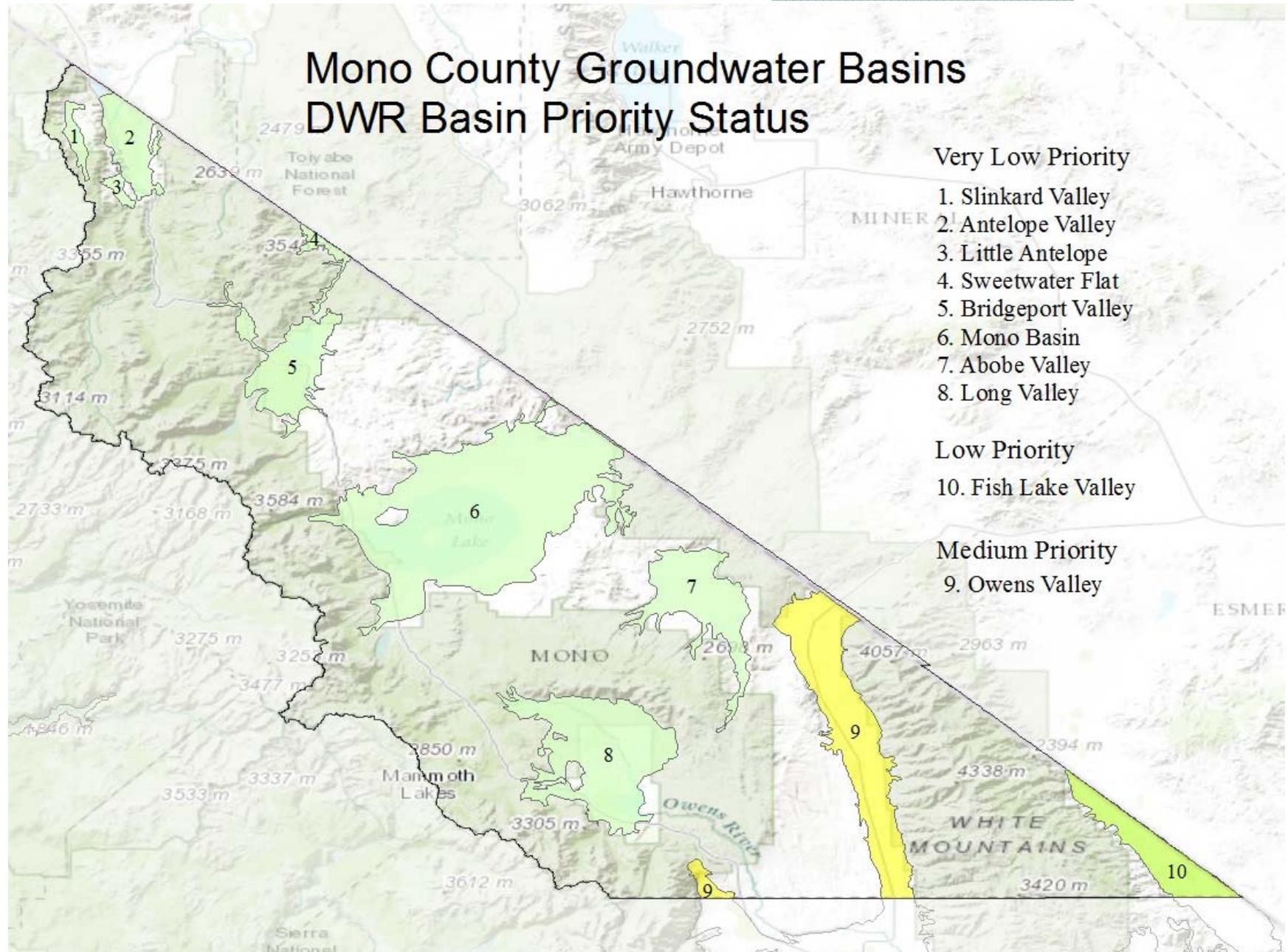
- The Department of Water Resources (DWR) must (re)establish priorities for each groundwater basin (with specified exceptions for adjudicated basins) by January 31, 2015.
- **Priorities:**
 - High priority
 - Medium priority
 - Low priority
 - Very low priority
- **Ranking Criteria:**
 - Overlying population
 - Projected growth of overlying population
 - Public supply wells
 - Total number of wells
 - Irrigated acreage overlying the basin
 - Reliance on groundwater as primary source
 - Impacts on groundwater (e.g., overdraft, subsidence, saline intrusion, water quality degradation)
 - Any other relevant information (New: relevant information may include adverse impacts on local habitat and local streamflows)

CASGEM Groundwater Basin Prioritization





Mono County Groundwater Basins DWR Basin Priority Status



Key Concept 2:

Adjustment of Basin Boundaries

- A local agency may request that DWR modify the boundaries of a basin, including establishing new subbasins.
- Requests must include:
 - Information demonstrating that the proposed adjusted basin can be the subject of sustainable groundwater management;
 - Technical information regarding the boundary and conditions of the basin; and
 - Information demonstrating that the agency proposing the adjustment consulted with interested local agencies and public water systems in the basin.
- By January 1, 2016, DWR must adopt regulations regarding the methodology and criteria to be used to evaluate proposed adjustments.

Key Concept 3: Establishment of Groundwater Sustainability Agencies

- A local public agency that has water supply, management, or land use responsibilities within a groundwater basin is authorized to serve as the ***groundwater sustainability agency*** for the basin.
- A combination of local public agencies meeting the above criteria may form a ***groundwater sustainability agency*** by JPA or MOU.
- If no local public agency (or agencies) elects to act as the ***groundwater sustainability agency*** for a basin or portion of a basin, then the County is presumed to be the ***groundwater sustainability agency*** for that area and must send notice to the Department of Water Resources (DWR) that it will serve -- or opt out.
- The Tri-Valley Groundwater Management District (TVGMD) is the presumed exclusive ***groundwater sustainability agency*** for the basin within its jurisdiction, but may opt out.

Key Concept 4: Adoption of Groundwater Sustainability Plan (or Approved Alternative)

- All basins designated by DWR as “high” or “medium” priority *and* subject to critical overdraft must be managed under **a groundwater sustainability plan** adopted by the groundwater sustainability agency (or an approved alternative) by January 31, 2020.
- All basins designated as “high” or “medium” priority but *not* subject to critical overdraft must be managed under a **groundwater sustainability plan** adopted by the groundwater sustainability agency (or an approved alternative) by January 31, 2022.
- Basins designated as “low” or “very low” priority are encouraged to be managed under a **groundwater sustainability plan**.
- DWR must adopt regulations by June 1, 2016, for evaluating: (1) **groundwater sustainability plans**, or any alternative proposed by a local groundwater management agency; (2) the implementation of **groundwater sustainability plans**; and (3) coordination agreements.

Key Concept 4: Adoption of Groundwater Sustainability Plan (or Approved Alternative)

- **Contents**

- Description of aquifer, including historical data, groundwater levels, quality, subsidence, surface interaction; historical and projected demands and supplies; maps.
- Measurable objectives to achieve the sustainability goal within 20 years (with 5-year milestones)
- Description of how plan helps meet objectives and how objectives achieve sustainability goal;
- A planning and implementation horizon;
- Summary of monitoring program;
- Monitoring protocols;
- Description of coordination with Land Use plans and programs;
- As applicable, the following components (summarized):
 - Monitoring and management of quality, subsidence, surface impacts
 - Mitigation of overdraft
 - Recharge areas
 - Wellhead protection areas
 - Efficient water management practices and conservation methods
 - Well construction, abandonment and destruction policies/programs
 - Efforts to coordinate with state and federal regulatory agencies
 - Control of saline intrusion
 - Measures addressing groundwater contamination cleanup, recharge, diversions to storage, conservation, recycling, conveyance and extraction projects

Key Concept 5: Probationary Basins

- The State Water Resources Control Board (SWRCB), after notice and public hearing, may designate a basin as ***probationary*** if the basin is designated as “medium” or “high priority” and:
 - After June 30, 2017, no local agency has elected to be a groundwater sustainability agency to develop a groundwater sustainability plan for the entire basin; no collection of local agencies has formed a groundwater sustainability agency or prepared agreements to develop one or more groundwater sustainability plans that collectively cover the entire basin; and no local agency has submitted an alternative to the Department of Water Resources that has been approved or is pending approval.

Key Concept 5: Probationary Basins (cont.)

- The SWRCB, after notice and public hearing, may designate a basin as ***probationary*** if the basin is designated “medium” or “high” priority is not subject to critical conditions of overdraft and:
 - After January 31, 2022, no groundwater sustainability agency has adopted a groundwater sustainability plan for the entire basin, and no group of local agencies has adopted groundwater sustainability plans that collectively cover the entire basin, and no alternative has been approved by DWR; or
 - After January 31, 2022, DWR, in consultation with the SWRCB, determines that the groundwater sustainability plan is inadequate, or not being implemented in a manner likely to achieve the sustainability goal; and the SWRCB determines that the basin is in a ***condition of long-term overdraft***; or
 - After January 31, 2025, DWR, in consultation with the SWRCB determines that a groundwater sustainability plan is inadequate or is not being implemented in a manner that will likely achieve the sustainability goal and the SWRCB determines that the basin is in a condition where groundwater extractions result in ***significant depletions of interconnected surface waters***.

Key Concept 5: Probationary Basins (cont.)

- The SWRCB, after notice and public hearing, may designate a basin as **probationary** if the basin is designated “medium” or “high” priority and is subject to **critical conditions of overdraft** and:
 - After January 31, 2020, no groundwater sustainability agency has adopted a groundwater sustainability plan for the entire basin, no group of local agencies has adopted groundwater sustainability plans that collectively cover the entire basin, and no alternative has been approved by DWR; or
 - After January 31, 2020, DWR, in consultation with the SWRCB, determines that the groundwater sustainability plan is inadequate, or that the groundwater sustainability program is not being implemented in a manner likely to achieve the sustainability goal.

Key Concept 5:

Probationary Basin (cont.)

- But, if litigation prevented the formation of a groundwater sustainability agency or prevented a groundwater sustainability program from being implemented in a manner likely to achieve the sustainability goal, then the basin shall not be designated as ***probationary*** for a period of time equal to the delay caused by the litigation.

Definitions:

- “***Sustainability Goal***” means the existence and implementation of one or more groundwater sustainability plans that achieve sustainable groundwater management by identifying and causing the implementation of measures targeted to ensure that the applicable basin is operated within its sustainable yield.
- “***Sustainable Yield***” means the maximum quantity of water, calculated over a base period representative of long-term conditions in the basin and including any temporary surplus, that can be withdrawn annually from a groundwater supply without causing an undesirable result.
- “***Sustainable Groundwater Management***” means the management and use of groundwater in a manner that can be maintained during the planning and implementation horizon without causing undesirable results.

Definitions (cont.):

- “***Undesirable Result***” means one or more of the following effects caused by groundwater conditions occurring throughout the basin:
 - Chronic lowering of groundwater levels . . .;
 - Significant and unreasonable reduction of groundwater storage;
 - Significant and unreasonable seawater intrusion;
 - Significant and unreasonable degraded water quality . . .;
 - Significant and unreasonable land subsidence that substantially interferes with surface land uses;
 - Depletions of interconnected surface water that have significant and unreasonable adverse impacts on beneficial uses of the surface water.

Definitions (cont.):

- “***Condition of Long-Term Overdraft***” means the condition of a groundwater basin where the average annual amount of water extracted for a long-term period, generally 10 years or more, exceeds the long-term average annual supply of water to the basin, plus any temporary surplus. Overdraft during a period of drought is not sufficient to establish a condition of long-term overdraft if extractions and recharge are managed as necessary to ensure that reductions in groundwater levels or storage during a period of drought are offset during other periods.

Key Concept 5:

Probationary Basin (Remedying the Deficiency)

- If a basin has been designated as probationary because:
 - There is no groundwater sustainability agency by June 30, 2017, or
 - There is no groundwater sustainability plan by January 31, 2020, or January 31, 2022, as applicable, then
- the local agency or groundwater sustainability agency has 180 days to remedy the deficiency.
- SWRCB may allow additional time if substantial progress is being made.

Key Concept 5: Probationary Basin (Remedying the Deficiency, cont.)

- If a basin is designated as probationary because:
 - After January 31, 2020, January 31, 2022, or January 31, 2025 (as applicable) the SWRCB has determined that a groundwater sustainability plan is inadequate, or
 - After January 31, 2020, January 31, 2022, or January 31, 2025 (as applicable) the SWRCB has determined that a groundwater sustainability program is not being implemented in a manner that will likely achieve the sustainability goal, then
- the SWRCB must identify the specific deficiencies and provide notice and any recommendations to remedy the deficiencies to the groundwater sustainability agency.
- The groundwater sustainability agency has one year from the probationary designation to remedy the deficiency.

Key Concept 6: Interim Plans

- The SWRCB may develop an ***interim plan*** for high and medium priority basins designated as probationary due to:
 - The lack of a groundwater sustainability agency after June 30, 2017, or
 - The lack of a groundwater sustainability plan after January 31, 2020, 22, or 25 (as applicable)
- If the deficiency has not been remedied after the 180-day correction period (plus any extension).

Key Concept 6:

Interim Plans (cont.)

- The SWRCB may develop an ***interim plan*** for high or medium priority basins which are subject to critical conditions of overdraft and designated as probationary due to:
 - The inadequacy of a groundwater sustainability plan, or
 - The inability of the plan to meet sustainability goals.
- First, the SWRCB must identify the specific deficiencies and the potential actions the groundwater sustainability agency must take to address them. Technical recommendations may be provided.
- An ***interim plan*** may not be developed until one year after the designation as probationary and only if the SWRCB determines that a local agency has not remedied the identified deficiencies.

Key Concept 6: Interim Plan (cont.)

- Interim plans must include:
 - Identification of actions necessary to correct overdraft or depletions of interconnected surface waters.
 - Time schedule for actions.
 - A description of the monitoring to be undertaken to determine effectiveness of the plan.
 - A groundwater sustainability plan or element thereof.
 - And shall be consistent with water right priorities, subject to Section 2 of Article X of the Cal. Const.
- Interim plans may include:
 - Restrictions on groundwater extraction.
 - A physical solution.
 - Principles and guidelines for the administration of rights to surface waters that are connected to the basin.

Key Concept 6: Interim Plan (cont.)

- The SWRCB may not develop an ***interim plan*** for a basin before January 1, 2025, if the basis for the probationary designation was a finding that groundwater extractions are resulting in significant depletions of interconnected surface waters.

Key Concept 6:

Interim Plan (rescission)

- A groundwater sustainability agency that has adopted a groundwater sustainability plan for a probationary basin or a portion thereof, or a person authorized by judicial action or decree entered in an adjudication in the probationary basin, may petition the SWRCB for rescission of all or a portion of an ***interim plan***.
- Within 90 days of the petition, the SWRCB may rescind or amend the interim plan if it determines, in consultation with DWR, that the plan or adjudication action is adequate in whole or in part.
- The SWRCB may also rescind or amend an interim plan on its own initiative without a petition.

Definition:

De Minimus Extractor

- A person who extracts, for domestic purposes, two acre-feet or less per year.
 - “Person” means any person, firm, association, organization, partnership, business, trust, corporation, limited liability company, or public agency. “Person” includes, to the extent authorized by federal or tribal law and subject to other limitations, the U.S. or department, agency, or instrumentality thereof, an Indian Tribe, an authorized Indian tribal organization, or an interstate body.

Key Concept 7:

Groundwater Extraction Reporting

- If a basin is designated as ***probationary***, or for any extraction (other than a de minimus extraction) occurring after July 1, 2017 in a basin without a ***groundwater sustainability agency***:
 - The person extracting the groundwater (other than a de minimus extractor) must file a report of groundwater extraction with the SWRCB.
 - Report must be filed by December 15 of each year for extractions made in the preceding year.
 - Filing must be accompanied by applicable fee.
 - Report must include name of person extracting and person filing report, name of basin, location of extraction facilities, capacity of extraction facility, monthly records of extractions, purpose of use, and year extraction commenced (as near as is known).
 - Report is protected from disclosure under the Public Records Act, with limited exceptions.

Key Concept 7: Groundwater Extraction Reporting (cont.)

- If a person fails to file a report, the SWRCB may, after giving that person notice and 60 days to file the report, investigate and itself determine the information required to be reported.
- The cost of the investigation is paid by the extractor.
- SWRCB may exclude classes or categories of extraction from reporting requirements if extractions are subject to a local plan or program that adequately manages groundwater or if likely to have a minimal impact on basin withdrawals.

Key Concept 8:

Fees

- SWRCB
 - Must adopt a fee schedule to cover its costs of investigation, facilitation, monitoring, hearings, enforcement, and administrative costs.
- Groundwater sustainability agencies
 - May impose fees (e.g., permit fees and fees on extraction or other regulated activity) to fund its costs.
 - No fee for de minimus extractors.
- Groundwater sustainability agencies that have adopted groundwater sustainability plans
 - May impose fees on extraction to fund costs of groundwater management.
 - Must comply with procedural (notice, public hearing, majority protest), and substantive (revenues do not exceed proportional costs to provide services, etc.) requirements of Proposition 218.

Key Concept 8: Enforcement and Penalties

- For unauthorized extraction:
 - Civil penalty of up to \$500 per acre-foot extracted in excess of authorized extraction.
- For violation of any rule, regulation, ordinance, or resolution adopted by a groundwater sustainability agency:
 - Civil penalty of up to \$1,000 plus \$100 per day for each additional day the violation continues if person fails to comply within 30 days of notice of the violation.

Other Provisions:

Tri-Valley Groundwater Management District

- The Tri-Valley Groundwater Management District (TVGMD) is deemed to be the exclusive “local agency” with the powers to implement the law within its boundaries.
- The TVGMD may “opt out” of this role.

Other Provisions:

State Evaluation and Assessment

- DWR must periodically (at least every five years) review groundwater sustainability plans to determine compliance with the Act and whether likely to achieve sustainability goal.
- Also must evaluate whether one plan adversely affects ability of adjacent basin to implement its plan or achieve its goals.
- Must review all new plans or alternatives within two years and provide corrective actions to address identified deficiencies.
- Must issue an assessment which may contain recommendations for addressing any identified deficiencies.

Other Provisions:

Technical Assistance

- DWR or a groundwater sustainability agency may provide technical assistance to extractors and users to promote conservation and protect groundwater.
- DWR must publish a report of “Best Management Practices” by January 1, 2017.

Other Provisions:

Coordination with Land Use Programs

- Whenever a city or county adopts or substantially amends its general plan it must consider: 1) groundwater sustainability plan(s); 2) groundwater management plan(s); and 3) groundwater basin adjudications.
- Whenever a city or county adopts or substantially amends its general plan, it must refer the proposed action to, among others, any groundwater sustainability agency that has adopted a groundwater sustainability plan for the area.

Other Provisions:

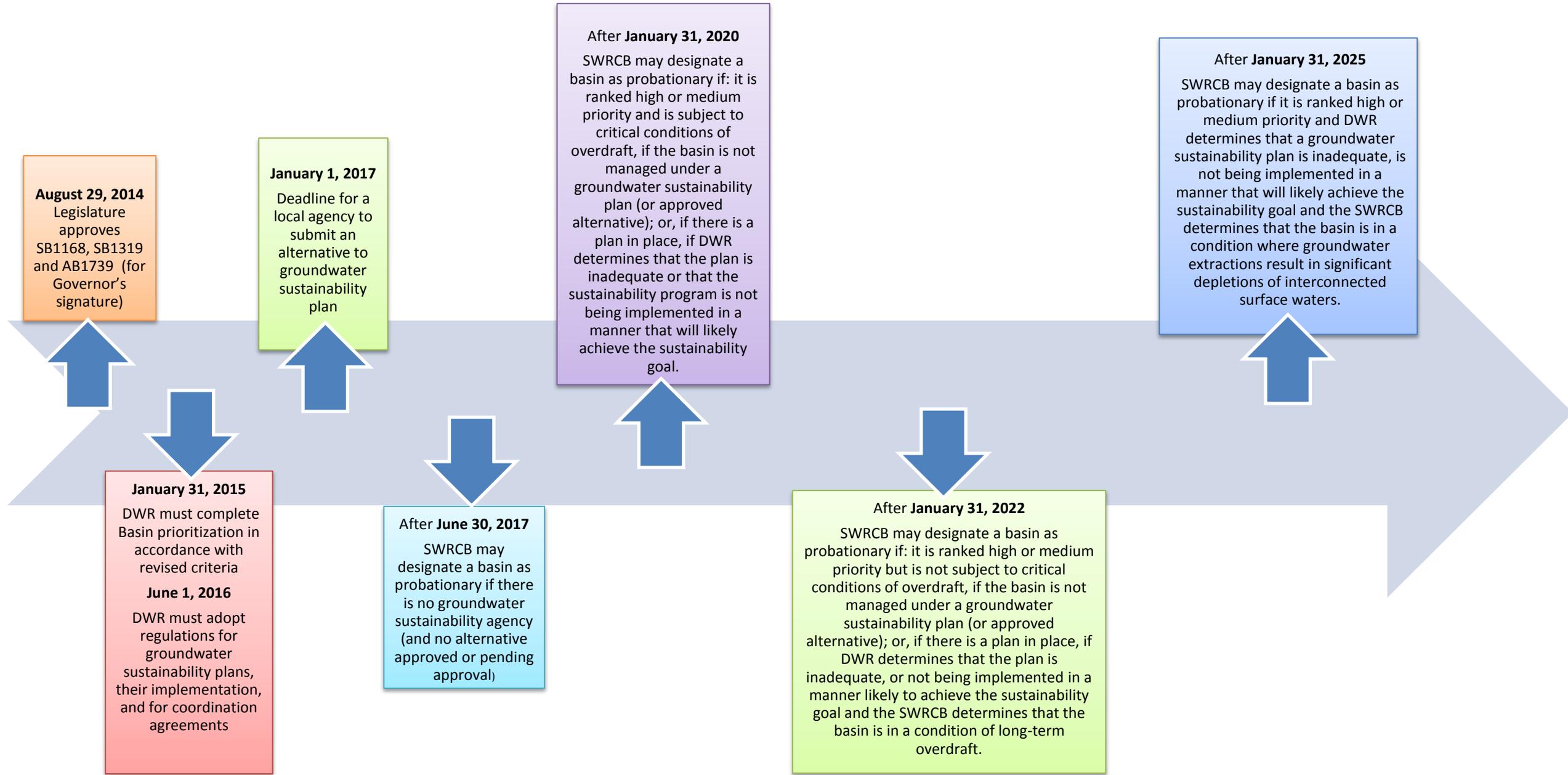
Coordination with Land Use Programs (cont.)

- A public water system with 3,000 or more service connections, upon receipt of notice of adoption or substantial amendment to a city's or county's general plan, must provide the planning agency with:
 - Its urban water management plan.
 - It's capital improvement program.
 - A description of the source or sources of the total water supply currently available to the supplier, taking into account historical data concerning wet, normal, and dry years.
 - A description of the quantity of surface water purveyed by the supplier in each of the previous 5 years.
 - A description of the quantity of groundwater purveyed by the supplier in each of the previous 5 years.
 - A description of all proposed additional sources with estimated dates when available.
 - A description of total number of customers served, identified by water use category.
 - Quantification of expected reduction in demand from implementation of measures identified in urban water management plan.
 - Any additional relevant information.

Summary/Review

Questions and Discussion

Key Dates: 2014 Groundwater Legislation



Mono County Community Development Department

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Planning Division

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Bridgeport, CA 93517
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www.monocounty.ca.gov

December 11, 2014

To: Mono County Planning Commission
From: Courtney Weiche, Associate Planner
Re: Scenic Byway Draft Design Idea Book update

ACTION REQUESTED

Receive update, and provide any desired direction to staff.

BACKGROUND

In 2012, Mono County received a Federal Highway Administration grant to pursue a National Scenic Byway designation for the Highway 395 corridor. One of the requirements for designation is to prepare a Corridor Management Plan (CMP). This is a plan that is developed by communities along the scenic byway that will outline how to protect and enhance the byway's intrinsic qualities and character. The purpose of the Draft Design Idea Book, prepared by Opticos Design Inc., is to provide design recommendations for public and private realm improvements in communities along the corridor. This document is seen as an important step in identifying content and approach for a future CMP.

DISCUSSION

During the week of July 28 through August 1, 2014, the design team conducted a series of design workshops, spending half of the week in the north part of the county at Coleville, Walker and Bridgeport, and half of the week in the south at Lee Vining, June Lake, Mammoth Lakes and Crowley Lake. During that time, both staff and the consultants met with business owners, interested community members, and agency representatives to discuss opportunities and challenges in each community. Three guiding principles shaped the ideas presented in the document:

1. Respect changing contexts along corridor
2. Promote multi-modal access
3. Build upon the existing character within each community

The document presents character inventory and design guidelines for the communities along Highway 395. The design ideas range from creating context zones within communities, to detailing improvement ideas for both the public and private realm, as well as recommendations for gateway and wayfinding signage.

Please contact Courtney Weiche at 760.924.1803 or cweiche@mono.ca.gov with any questions.

ATTACHMENT

- Draft Design Idea Book, Character Inventory & Design Guidelines, September 2014

Mono County Community Development Department

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

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December 11, 2014

To: Mono County Planning Commission

From: Courtney Weiche, Associate Planner

Re: Presentation of Mono Yosemite Gateway Trail proposal

ACTION REQUESTED

Provide input on Mono Yosemite Trail Plan update

BACKGROUND

In 2013, Mono County received a Rivers, Trails & Conservation Assistance (RTCA) grant to support the Mono-Yosemite Trail project. RTCA served as a neutral meeting facilitator in order to build agreement on project goals, potential trail alignments and next steps. A Mono-Yosemite Trail Working Group was established consisting of representatives from federal, state and local agencies, nonprofits, community organizations, and local residents. The primary goal of the group is to formalize existing roads and trails that create a non-motorized trail system that provides better connections between existing roads and points of interest within the community, at the same time protecting and enhancing the Mono Basin's natural, historical and recreational attributes. Over the course of two years, community engagement efforts included many Working Group meetings, conference calls, community open houses, Mono Basin RPAC presentations, walking tours, and outreach to individual property owners.

DISCUSSION

The proposed Mono-Yosemite Trail primarily utilizes existing routes in order to minimize future costs and impacts to undisturbed lands. There are three study areas:

- Study Area I encompasses major destinations in Lee Vining, including the Mono Lake Tufa State Reserve, the Mono Basin National Scenic Area Visitor Center, downtown Lee Vining, the Mobil Mart, and the USFS/Inyo administration facility. This is identified as Phase I of the trail plan and is considered the highest priority.
- Study Area II includes lands located South of SR 120 between the Forest Service administration building and the Poole Power Plant. The sensitive lands along Lee Vining Creek contain important wildlife habitat and migratory corridors, as well as having significant traditional use areas and sites for the Kutzedika Mono Lake Indian Community. Local residents have expressed a strong desire to limit formal trail access to these sensitive lands at this time.
- Study Area III has been a long-term goal of the community to develop a trail connection between the town and Yosemite National Park. The Working Group has identified three potential trail opportunities that will require future study.

The Mono Yosemite Trail Plan will be presented to the Mono Basin RPAC at its next meeting for acceptance. Goals and objectives of this trail plan will be included as part of the General Plan Update.

Please contact Courtney Weiche at 760.924.1803 or cweiche@mono.ca.gov with any questions.

ATTACHMENT

- Mono Yosemite Trail Plan, Final Draft Project Report, October 2014

Mono-Yosemite Trail

FINAL DRAFT PROJECT REPORT • OCTOBER 2014



Mono County
Community Development Department
Planning Division
437 Old Mammoth Road Suite P
Mammoth Lakes, CA 93546
Phone: 760-924-1800



ACKNOWLEDGEMENTS

Mono-Yosemite Gateway Trail Working Group

Bartshe Miller, Mono Lake Committee and Mono Basin Regional Planning Advisory Committee (RPAC)

Charlotte Lange, Bishop Tribe

Dan Brady, Southern California Edison

Danna Stroud, Sierra Nevada Conservancy

Dave Marquart, California State Parks

Dennis Domaille, Resident

Deborah Hess

Drew Foster, Friends of the Inyo

Forest Beckett, Caltrans

Nate Greenberg, Mono County GIS

Ilene Mandelbaum, Mono Basin RPAC

Jaryd Block, Sierra Nevada Conservancy

Jim Donovan, Yosemite National Park

John Wentworth, Mammoth Lakes Trails and Public Access Foundation

Jon Kazmierski, Inyo National Forest

Kristen Reese, Eastern Sierra Interpretive Association

Laura Beardsley, Friends of the Inyo

Lisa Cutting, Mono Lake Committee and Mono Basin RPAC

Lucy Parker, Mono Basin RPAC

Paul McFarland, Friends of the Inyo

Sarah Tomsy, Inyo National Forest

Scott Cimino, Los Angeles Department of Water and Power

Tim Alpers, Mono County Board of Supervisor

Mono County

Heather deBethizy, Planning Division (*former employee*)

Courtney Weiche, Planning Division

Garrett Higerd, Public Works Division

Scott Burns, Planning Division

Technical Assistance

Deborah Reardon, National Park Service, Rivers, Trails & Conservation Assistance Program

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BACKGROUND

Lee Vining is located in the Mono Basin, bordered to the east by the remarkable Mono Lake and the Mono Lake Tufa State Natural Reserve, and to the west by 13,000 foot high Sierra Mountain peaks. Located on Highway 395 just north of the Highway 120 junction, the community of Lee Vining serves as a gateway to Yosemite National Park from the Eastern Sierra. While the local population includes 222 residents¹, approximately 110,000 people visit the Mono Basin area annually². The communities of Lee Vining and the Mono Basin desire to protect the area's rich natural assets while providing responsible recreation opportunities, including trails, for use by both residents and visitors.

The Mono-Yosemite Trail Report provides a framework for a non-motorized trail system that integrating formal and existing trail facilities, avoids impacts to historic lifestyles, and complements existing recreation uses. The report summarizes potential trail alignments and improvements to existing facilities along the corridor that connect the Mono Lake western shoreline, the town of Lee Vining, Lee Vining Canyon, and the eastern entrance to Yosemite National Park. Furthermore, the intent of this document is to provide the foundation for future community discussions and decision-making regarding trails.

Sources:

¹US Census Report (2010)

²Alkire, Carolyn L. The Wilderness Society. *Economic Contribution of Mono Basin National Forest Scenic Area Designation*. September 2012.

Related Plans

The Mono-Yosemite Trail Report builds upon several existing plans, including the following key documents:

Mono County Trails and Bikeway Plan (1995)

This plan recommends a regional trail connection between Lee Vining and Yosemite, although a specific alignment is not described. The plan also recommends formalizing and enhancing trails in Lee Vining.

Mono County General Plan (2009)

Adopted by the Board of Supervisors, the Circulation Element of this plan identifies a potential trail connection between Lee Vining and Lee Vining Canyon.

Eastern Sierra Regional Trail Concept (2012)

Completed by a Mono County intern, this internal analysis reviewed potential options for connecting the northern portion of Mono County to Inyo County. The Mono-Yosemite Trail may serve as a pilot project for this larger regional trail concept.

Mono Basin Community Plan and Vision (2012)

Adopted by the Mono Basin RPAC, the Mono Basin Community Plan identifies trail development as a way to maintain, protect and enhance the natural, historical, and recreational attributes of the Mono Basin. The plan also encourages Mono County to work with government and private property owners to create recreational trail segments connecting population centers with attractions and recreation access points. The vision identifies responsible recreation and access as a core community value.

Mono County Economic Development Strategy (2013)

According to this study, 28% of the Mono County's economy is based on tourism and recreation. The following key issue is identified: "diversity and promote recreation opportunities during the shoulder season and winter".

PLANNING PROCESS

Moving forward to accomplish the goals of protecting natural resources and identifying non-motorized trails established by the community plan, Mono County applied for a National Park Service Rivers, Trails & Conservation Assistance (RTCA) grant to support the Mono-Yosemite Trail project. RTCA served as a neutral meeting facilitator in order to build agreement on project goals, potential trail alignments, and next steps.

In order to guide trail planning, Mono County convened the Mono-Yosemite Trail Working Group, consisting of representatives from federal, state and local agencies, non-profits, community organizations, and local residents. Community engagement included Working Group meetings and conference calls (March 2013 - December 2013), community open houses (May 2013 and spring/summer 2014), a presentation to the Mono County RPAC (June 2013), Trail Tour and Community Dialogue Events (June and November 2013), outreach meetings and calls with individual property owners (March-April 2014), and report development and review (July-September 2014).



Working Group members and residents brainstorm ideas for trailhead improvements during a trails tour.

Goals

1. Formalize existing roads and trails in order to create a non-motorized trail system that:
 - Provides a non-motorized trail connection between the Mono Basin Scenic Visitor Center, the gateway community of Lee Vining, Lee Vining Canyon and in the long-term, Yosemite National Park.
 - Provides a designated alternative transportation route that connects to existing and planned transit (i.e. YARTS and park and rides) and public facilities, including schools.
 - Provides for a range of non-motorized uses including walking, hiking, biking, horseback riding and cross country skiing.
 - Directs users to a streamlined number of trail access points, such as trailheads.
 - Respects sensitive areas, such as historic and cultural sites.
 - Limits conflicts between the non-motorized and motorized uses.
 - Provides access to existing recreational uses, such as climbing and camping.
 - Provides both year-round and seasonal trail segments.
 - Considers accessible (ADA) trail design standards where feasible.
 - Considers limited resources available for operations and maintenance.
2. Protect and enhance the Mono Basin's natural, historical and recreational attributes.
3. Increase awareness of the County's unique cultural, geographic and geologic features through educational/interpretive signs.
4. Promote tourism and economic development within the area.
5. Increase quality of life and health of the local community.
6. Strengthen relationships between partners in Yosemite and Lee Vining.
7. Provide focus for community based stewardship.

TRAIL CONCEPTS

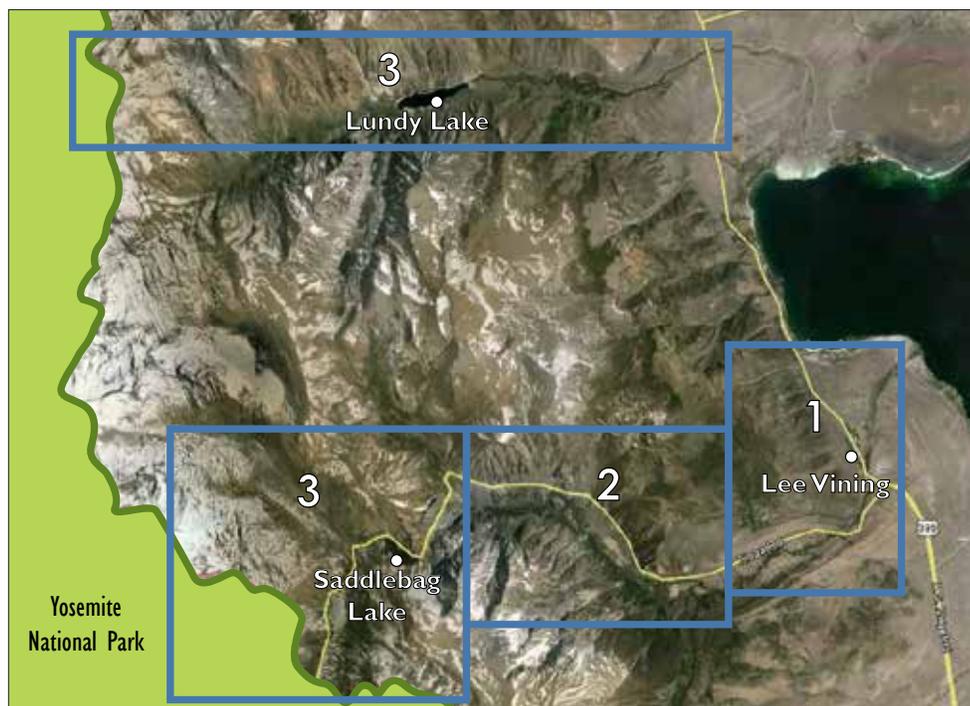
The public lands surrounding Lee Vining include the Mono Lake Trails, Lee Vining Creek Trail, and many existing informal trails and roadways, which serve as the backbone of the potential trail system. As desired by the community, the proposed Mono-Yosemite Trail primarily utilizes existing routes in order to minimize impacts to undisturbed lands.

Creating a formal trail system that utilizes existing connections provides many benefits, including:

- The creation of new informal or unauthorized trails will be reduced, resulting in improved visual qualities and the protection of riparian areas, meadows, flora and fauna.
- Visitors are directed to appropriate places well-suited for developed recreation opportunities.
- Opportunities for non-motorized transportation are provided between key destinations, such as downtown Lee Vining and the Mobil Mart.
- Provides an opportunity for recreation, which may entice visitors to stay longer in Lee Vining.
- Allows for the preparation of trail maps, which are frequently requested by visitors.

The proposed trail segments are conceptual and in some cases, additional planning, analysis of underlying land ownership, permissions, and design/engineering is required.

Trail concepts, opportunities and constraints are organized according to the following study areas: 1) Lee Vining Trails, 2) Lee Vining Creek Corridor, and 3) Yosemite National Park Connections.



Study Areas 1 and 2 extend from Mono Lake (north) to Poole Power Plant (west). **Study Area 3** includes potential corridors that connect to Yosemite near Saddlebag Lake, Lundy Lake and Bloody Canyon (not shown, see page 10).

Study Area I: Lee Vining Trails

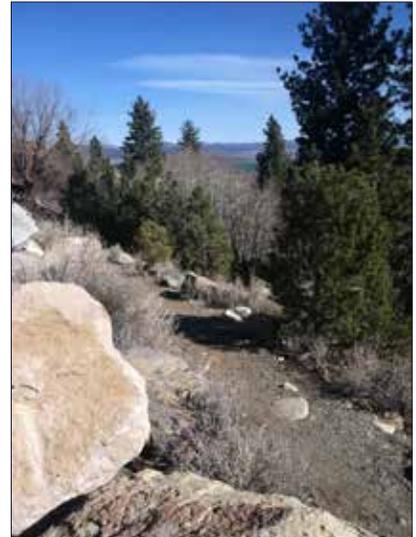
Study Area I encompasses major destinations in Lee Vining, including the Mono Lake Tufa State Reserve, the Mono Basin National Forest Scenic Area Visitor Center, downtown Lee Vining, the Mobil Mart, and the Inyo Forest Service administrative facility. After evaluating many of the existing trails in this study area, the community identified several priority segments that may form an initial system of non-motorized trails in Lee Vining.

Opportunities

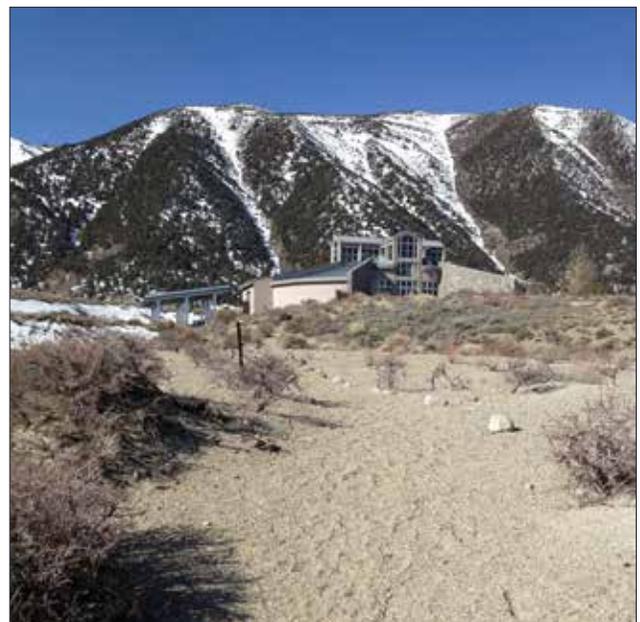
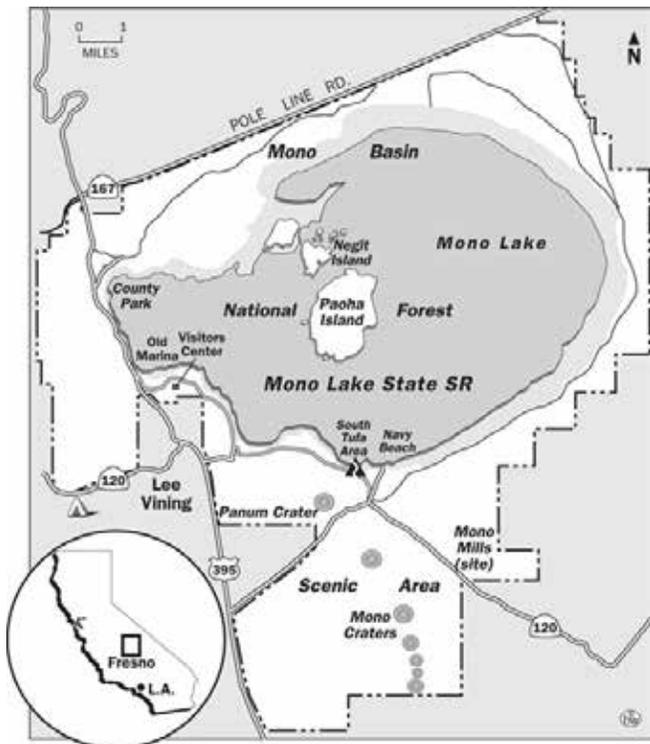
- **Existing trails and roads**, including the Mono Lake Trails within the Mono Lake Tufa State Reserve and on US Forest Service lands, the Lee Vining Creek Trail, and many informal trails enjoyed by the local community, have the potential to provide a network of non-motorized trails for hiking and biking.
- **Existing trailheads** located along CA-120 (mountain bike trailhead) and US-395 (Lee Vining Creek Trailhead) provide access to existing trails.
- **Outdoor classroom/trail access point** may be developed at the Lee Vining Elementary School located along the proposed trail system. This site could provide a venue for environmental education, field trips, and outdoor exercise.
- **Water refill** property located along CA-120 west of the mountain bike trailhead may be improved to serve as an additional access point/trailhead.
- **Transit** from Yosemite (YARTS) may be connected to the trail system through the addition of new stops, potentially along CA-120.
- **Interpretive signs** located along the trail could share local history and information regarding habitat, wildlife, and opportunities for recreation.
- **Restoration** of existing trails in this area that are not part of the formal system could occur, resulting in increased land conservation.
- **Sidewalks** in downtown Lee Vining, which are not level and cracked in some locations, could be brought up to ADA standards.

Constraints

- **Permission from multiple landowners** is needed in order to formally use lands for trail access. Landowners include the US Forest Service, Los Angeles Department of Water and Power (LADWP), the Bureau of Land Management, Southern California Edison, and CalTrans. Trail access may be possible through permits, easements, or other mechanisms. Without trail access on these lands, the trail system would not be connected.
- **Pedestrian road crossing** at the intersection of US-395 and CA-120, identified as a need by the community, does not currently exist due to high vehicular speeds and reduced sight lines/visibility. While the proposed trail system suggests an indirect connection at this time, a future study to explore a more direct connection could be pursued. CalTrans evaluates the installation of pedestrian signs and crossings on a case-by-case basis and approvals would be required.



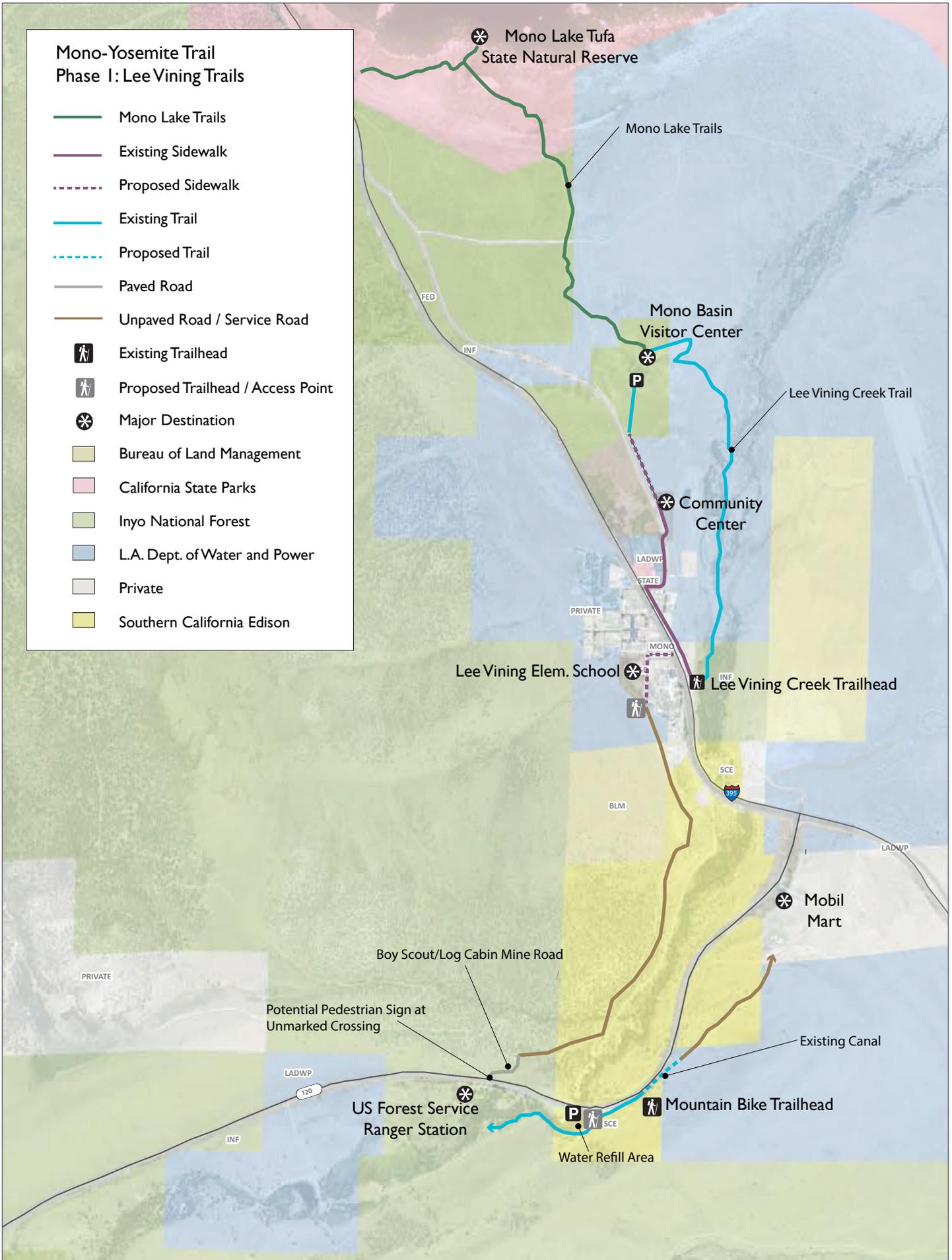
Existing roads and trails may be used to establish a non-motorized trail system. Left: US Forest Service roads located behind the Ranger Station on CA-120, which leads to other existing trails and the water refill area. Middle: Gravel mountain bike and walking trail extends west from the mountain bike trailhead along CA-120. Right: The Lee Vining Creek Trail provides a connection to downtown Lee Vining and interpretive information.



Mono Lake Trails lead from the Mono Basin Visitor Center to the Mono Lake Tufa State Natural Reserve and are used for hiking, bird watching and guided interpretive walks led by area partners. (Map credit: California Department of Parks and Recreation)

Mono-Yosemite Trail Phase I: Lee Vining Trails

- Mono Lake Trails
- Existing Sidewalk
- Proposed Sidewalk
- Existing Trail
- Proposed Trail
- Paved Road
- Unpaved Road / Service Road
- Existing Trailhead
- Proposed Trailhead / Access Point
- Major Destination
- Bureau of Land Management
- California State Parks
- Inyo National Forest
- L.A. Dept. of Water and Power
- Private
- Southern California Edison



Trail Segment	Type	Status	Landowner(s)	Actions	Notes
Mono Lake Trail: Mono Lake to Visitor Center	Unpaved, natural surface	Existing trail with portions on Forest Service and State lands designated, and remaining segment on LADWP land informal.	USFS, LADWP	Permit/license needed from LADWP.	Restoration of lands disturbed from unauthorized motorized uses is underway. Portions of this trail provide ADA access. Uses along this segment include hiking, walking and bird watching. Trail enhanced with interpretive signs.
Visitor Center to Community Center (direct route)	Unpaved, natural surface	Existing (informal)	USFS, LADWP	Inyo FS NEPA process. Permit/license needed from LADWP.	Uses may include hiking, walking, mountain biking, and dog walking.
Visitor Center to Community Center (scenic route)	Unpaved, natural surface	Existing trail (informal) and short new segment	USFS	Inyo FS NEPA process to realign existing trail to stay on FS land and avoid LADWP land. Restore portion on LADWP lands.	Viewpoints of Mono Lake from this trail.
Community Center to Downtown	5' concrete sidewalk	Existing sidewalk	Mono County, CalTrans	Update and/or relocate the existing wayfinding sign at First Street and US-395 for increased visibility. Wayfinding may also be addressed through a future comprehensive wayfinding plan.	Provides connection to the Mono Basin Historical Society, Lee Vining High School, and neighborhood park. The utilization of existing crosswalks at US-395 are encouraged to access trails to the west of this major roadway.
Lee Vining Creek Trail: Visitor Center to Lee Vining Creek Trailhead	Unpaved, natural surface (12"-24" wide)	Established trail	USFS, LADWP	None	Following the restoration of stream flows, the trail was built through a collaborative effort by local residents and businesses, the Mono Lake Committee, USFS and LADWP.
Downtown Sidewalk Connection	5' concrete sidewalk, unpaved roadway shoulder of varied width (10'-15')	Existing	Mono County	Potential improvements of roadway shoulder (paved path and/or signs). Explore potential trailhead and "adopt-a-trail" program at elementary school.	US-395 and 4th Street (travel west), Lee Vining Avenue (travel south); connects Downtown Lee Vining to Lee Vining Elementary School and nearby trails.
Rock Crusher Road to I-120	Unpaved, natural surface (10-15' wide), small segment of Boy Scout Road paved	Existing	USFS, BLM, LADWP, SCE	Inyo FS and BLM NEPA process. LADWP permit/license. SCE permission. Obtain CalTrans approval of new pedestrian sign (without flashers) at I20 and Boy Scout Road.	Segment begins at Rock Crusher Road, accessible from Lee Vining Avenue behind the Lee Vining Elementary School. Rock Crusher Road connects to Log Cabin Mine Road and Boy Scout Road, ending at I20.
US Ranger Station to Water Refill Station	Unpaved, natural surface	Existing road	USFS, SCE	Inyo FS NEPA process. SCE permission.	Existing road used by FS admin. Water Refill Station could be improved to serve as a trailhead and/or transit stop.
Water Refill Station to Mountain Bike Trailhead	Unpaved, gravel and natural surface	Existing trail/road shoulder	SCE, CalTrans right-of-way	Permissions/permits from SCE and CalTrans.	Trails extending from the mountain bike trailhead are signed and connect to the 11.3 mile Moraines and Meadows Mountain Bike Route on USFS lands.
Mountain Bike Trailhead to Mobil Mart	Unpaved, natural surface	New trail along canal alignment	SCE, CalTrans right-of-way, LADWP, private (Mobil Mart)	Permissions/permits from SCE, CalTrans and LADWP. Build new trail segment.	The existing narrow mountain biking trail north of the Mountain Biking Trailhead along I20 could be realigned along the existing canal. Mobil Mart owner willing to allow trail access.

Study Area II: Lee Vining Creek Corridor

Study Area II includes lands located south of CA-120 between the Forest Service Administration Building and the Poole Power Plant. This area includes existing recreation facilities, such as campgrounds managed by the Inyo National Forest, sensitive lands, such as Lee Vining Creek and Horse Meadow, and lands used for a variety of recreational uses such as hiking, dog-walking, hunting, and winter sports. The following opportunities and constraints may serve as a foundation for future study:

Opportunities

- **Power line corridor**, located south and parallel to roadway CA-120, is currently used for hiking and cross-country skiing. While permissions would be required, this corridor could provide an opportunity for a formal trail.
- **Additional campsites** could be explored at the Forest Service's Lower Lee Vining Campground. Existing camping areas could possibly be reconfigured in order to increase capacity, which would supplement the limited number of campsites available at nearby Yosemite. This opportunity will be studied further through the Forest Service's Lee Vining Development Plan process.
- **Campsite trails** located between Lower Lee Vining Campground sites and Study Area I trails could provide additional hiking and walking opportunities and reduce the need for driving between destinations.
- **Poole Road**, or Inyo National Forest Road 01N21, leads to world-class ice-climbing areas. According to local ice-climbers, approximately 30 cars and 60-70 people utilize this road on busy winter weekends. Trailhead improvements, including additional parking facilities, are desired by ice-climbers and hikers.
- **Enhancements to parking area** located near entry to Lower Lee Vining Creek Campground could include new interpretive signs and a day-use picnic area.
- **Fishing access point(s)** could be identified in order to reduce the number of user created trails.

Constraints

- **Steep slopes** surrounding Lee Vining limit opportunities for easy and moderate hiking trails. Additionally, avalanche and rockfall conditions exist in many locations, including slopes along Tioga Pass Road, which limit recreation opportunities.
- **Sensitive lands** along Lee Vining Creek and the throughout the front country of the Sierra Nevada in the Mono Basin contain important wildlife habitat and migratory corridors, provide for traditional uses such as hunting, fishing, gathering, and support recreational uses. Because these lands contain significant traditional use areas and sites for the Kutzedika Mono Lake Indian Community and have important biodiversity and historical values, local residents have expressed a strong desire to limit formal trail access to these sensitive lands at this time.
- **Water supply** tanks that provide water for the town of Lee Vining are located in this study area. Trail access to this area should be limited or avoided.



Ice-climbing is popular on the hillsides near Poole Power Plant. However, steep slopes limit potential access to Yosemite from this location.



Poole Road, a Forest Service Road, is used to access ice-climbing areas. Local ice-climbers and hikers identified an opportunity to enhance signage and parking along this roadway.



Lower Lee Vining Campground could potentially support more campsites and trails connecting campgrounds and the Lee Vining trail system.



Horse Meadows, a sensitive area home to diverse wildlife, is accessible by an existing bridge.



Roads and trails located west of the Forest Service Ranger Station could be utilized for future trail connectivity.

Study Area III: Yosemite Connections

The community of Lee Vining has expressed a long-term goal of developing a trail connection between the town and Yosemite National Park. Despite significant topographic challenges and conditions that require more strenuous hiking, there is potential to link existing trails and roads to make this journey.

While informal, there is existing recreational use on existing roads and trails that connect these destinations. Local tribes complete an annual traditional walk from Lee Vining to Yosemite, a multi-day event over Mono Pass. During winter, ski treks also occur on portions of Old Tioga Road.

The following potential trail opportunities between Lee Vining and Yosemite National Park have been identified for future study:

Great Sierra Wagon Road (Old Tioga Road) to Tioga Pass

The Great Sierra Wagon Road, also known as the Old Tioga Road, was constructed in 1882 by the Great Sierra Silver Mining Company for the purpose of transporting supplies to their mine on the summit of Tioga Hill. Due to the road's local significance in engineering, industry and transportation, the Aspen Valley segment of this road was added to the National Register of Historic Places in 1978.

Old Tioga Road is accessible from Highway 120 (also known as the “new” Tioga Road) in Lee Vining and may provide a connection to Yosemite National Park. However, some portions of this historic road no longer exist and rebuilding of some sections would be required. Additionally, GIS data for this road is not available and field work would be needed in advance of further planning.

Bloody Canyon - Mono Pass

The existing Bloody Canyon Trail, which connects to Mono Pass in Yosemite, is accessible from US-395 via the June Lake Loop. The trail climbs over a ridge to view Walker Lake and goes up Bloody Canyon past Lower and Upper Sardine Lakes. At the head of the canyon the trail crosses Mono Pass into Yosemite.



Bloody Canyon Trail located south of Lee Vining. (Map by USFS)

However, the Bloody Canyon Trail is approximately 4 miles south of Lee Vining. While there are significant challenges in topography, a new trail on US Forest Service lands could be explored in order to make a more direct connection between Lee Vining and Bloody Canyon Trail.

Lundy Canyon and Virginia Lakes Trail Connections

Just seven miles north of Lee Vining, two existing trail connections to Yosemite exist within the Inyo National Forest: 1) the Lundy Canyon Trail, which provides access to waterfalls, Lake Helen, Saddlebag Lake and to the foot of North Peak and Mount Conness on the Yosemite National Park boundary, and 2) the Virginia Lakes campground and trail, which connect to the Yosemite Virginia Canyon.

New trail connections from Lee Vining, potentially running parallel to US-395 (west side) and connecting to these trails could be explored.

Next steps for further exploration of these trail opportunities may include additional community outreach, meetings with landowners and agencies, detailed design and engineering, and required environmental analysis and planning.

NEXT STEPS

In order to move the Mono-Yosemite Trail concept forward, the following next steps are recommended:

Landowner/Agency Coordination and Permissions

- Continue discussions with key agencies and landowners in order to obtain permits, permissions, and access needed to formalize the trail system (see page 7).
- Participate in YARTs committees in order to explore opportunities for adding YARTs stops at trailheads and sharing MY Gateway Trail information with YARTs riders.

Trail Design and Planning

- Complete 30% trail design in order to finalize trail alignments, develop trailhead design concepts, evaluate how non-motorized and motorized uses interface along portions of the trail system, and obtain cost estimates.
- Complete required NEPA and environmental planning for trail segments crossing federal lands.

Funding

- Identify and apply for grants related to non-motorized transportation, walkability enhancements, trail development, and restoration. Potential funding sources may include Safe Routes to School and Rec Trails grants.

Partnership Development

- Formalize existing partnerships between Mono County, Friends of Inyo, and the US Forest Service through a Memorandum of Understanding or other agreement to ensure long-term collaboration and trail maintenance.
- Continue to engage interested Working Group members during implementation through the establishment of a Mono County RPAC Trails Subcommittee.

Maintenance

- Evaluate capacity for continued maintenance of existing trails and identify gaps.

Community Stewardship

- Continue stewardship and volunteer programs related to trail maintenance and enhancements, restoration and interpretive programming.

Trail Signage and Enhancements

- Complete comprehensive plans for wayfinding, signage and interpretation that will orient visitors, educate trail users, and share information about natural resources, area history, etc.

Outreach and Marketing

- Develop a map of recreation opportunities (i.e. walking, camping, cross-country skiing) in Lee Vining.

Future Recreation Planning

- Explore a potential non-motorized trail connection from Lee Vining to Mono City through a future study. Mono City is located 8 miles north of Lee Vining; the towns are connected by US-395, a corridor that may be evaluated for future trail access in coordination with CalTrans, landowners and local communities.
- Investigate opportunities for further development at the Lower Lee Vining campgrounds in order to mitigate impacts on surrounding lands and increase regional campsite capacity.
- In response to requests for road biking information and an interest in attracting events and tourism, consider completing a future study that identifies and maps a recommended road biking route. The planning process should balance safety with recreation needs, carefully considering hazards (i.e. avalanches and sight visibility constraints) on Tioga Pass.