

# Mono County Community Development Department

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## Planning Division

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## GENERAL PLAN AMENDMENT 21-01 SAFETY ELEMENT & LAND USE ELEMENT CLEANUP

The following is a summary of General Plan Amendment 21-01, and the proposed text is available at link below and hard copies are available by request.

<https://www.monocounty.ca.gov/planning/page/general-plan-amendment-21-01>

### Safety Element

- Update Flooding and Fire sections to be coordinated and consistent with the recently adopted Housing Element.
- Update Climate Change section to be coordinated and consistent with the recently adopted Mono County and the Town of Mammoth Lakes Multi-Jurisdictional Hazard Mitigation Plan.
- Update Fire Hazards section to comply with the Board of Forestry and Fire Protection's (BOF) new policy standards and requirements. Incorporate comments/edits from the BOF's formal review of the updated Mono County Safety Element (per Government Code § 65302.5(b)).

### Land Use Element Annual Cleanup

Technical corrections and clarifications as part of the annual cleanup of the General Plan. Notable changes include:

- Wheeler Crest Area Plan: Update the language of Action 24.A.3.f. to prohibit "all types" of short-term rentals.
- IV. Land Use Designations
  1. Add "campgrounds" and "glamping" uses to land use designations that currently allow for "Recreational-Vehicle Parks," including Commercial (C), Commercial Lodging – Medium and High (CL-M & CL-H), Mixed Use (MU), and Rural Resort (RU).
  2. Add "transient rentals (fewer than 30 consecutive days)" to the list of "Uses Permitted Subject to Director Review" under the Commercial (C) land use designation only. Per Director's Finding 17-02 which determined transient rentals were similar to and not more obnoxious than other uses permitted under the Commercial (C) designation.
  3. Add "transient rentals (fewer than 30 consecutive days)" to the list of "Uses Permitted Subject to Director Review" under the Mixed Use (MU) land use designation only. Per Director's Finding 17-01 which determined transient rentals were similar to and not more obnoxious than other uses permitted under the Mixed Use (MU) designation.
  4. Add "caretaker's units – one per district" to the list of "Permitted Uses" under the Industrial Park (IP) designation.
  5. Resource Management (RM): Move "Resource exploratory activities that involve excavation, devegetation, or other potentially significant environmental effects" currently listed under "Uses Permitted Subject to Director Review" to "Uses Permitted Subject to Use Permit."

- Chapter 1 – Introductory Provisions
  1. Add explanation of “Permissive zoning.”
- Chapter 2 – Definitions
  1. Add language clarifying the existing “lot coverage” definition.
  2. Add language clarifying the existing “campground” definition.
  3. Add “caretaker’s unit” & “glamping” definitions
- Chapter 4 – General
  1. Section 04.040 Uses subject to Director Review: Update text to allow for placement of a long-term temporary RV in designated “hazard areas as a primary use” subject to Director Review.
  2. Section 04.340 Mobile Vendor Standards and Guidelines: Add the Mixed Use (MU) designation to the list of permitted designations.
- Other policy modifications.
- Parcel Land Use Designation changes:
  1. APN 062-070-035 (636 Owens Gorge Road, Sunny Slopes) from Single-Family Residential 1/2 (SFR) to Public Facilities (PF);
  2. APN 024-240-014 (55030 Highway 120, Benton Hot Springs) from Mixed Designation (MD) to Specific Plan (SP); and
  3. APN 024-131-029 (36 Christie Lane, Benton) from Public Facilities (PF) to Mixed Designation (MD) (Multi-Family Residential (MFR-L) for the western half of the parcel and Public Facilities (PF) for the eastern half of the parcel).