

# MONO COUNTY PLANNING COMMISSION

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PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

## SPECIAL MEETING AGENDA

May 18, 2023 – 9:00 a.m.

Dana Room-Mono County Civic Center  
1290 Tavern Rd  
Mammoth Lakes, CA

Members of the public may participate in person and via the Zoom Webinar, including listening to the meeting and providing comment, by following the instructions below.

### TELECONFERENCE INFORMATION

#### 1. Joining via Zoom

You may participate in the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below.

#### To join the meeting by computer

Visit: <https://monocounty.zoom.us/j/89669386033>

Or visit <https://www.zoom.us/> and click on “Join A Meeting.” Use Zoom Meeting ID: 896 6938 6033 To provide public comment (at appropriate times) during the meeting, press the “Raise Hand” hand button on your screen and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

#### To join the meeting by telephone

Dial (669) 900-6833, then enter Webinar ID: 896 6938 6033

To provide public comment (at appropriate times) during the meeting, press \*9 to raise your hand and wait to be acknowledged by the Chair or staff. Please keep all comments to 3 minutes.

*\*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

A. Review and adopt minutes of April 20, 2023 (pg. 1)

#### 4. PUBLIC HEARING

A. **9:10 am – General Plan Amendment 23-01/ Cleanup.** The following technical revisions to the Land Use Element are proposed as part of the annual General Plan update: 1) Define “Single

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DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Jora Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

Room Occupancy” and allow in residential designations, as required by state law. 2) Add technical note for clarity in explaining dual use designations. 3) Remove chimneys from exceptions to height limits for consistency. 4) Add technical note regarding CalFire setbacks for clarity. 5) Technical corrections for consistency to the animal standards table. 6) Add technical clarification notes to the Development Credits chapter. 7) Add technical clarification notes to the Dark Sky Regulations. 8) Add technical clarification notes to the Short-Term Rental regulations. 9) Add technical notes clarifying manufactured homes less than 20 feet wide are consistent with the community character of the Antelope Valley and Lee Vining. A CEQA Addendum is proposed. *Staff: Rob Makoske and Brent Calloway (pg. 5)*

**5. WORKSHOP**

No Items

**6. REPORTS**

A. Director (pg. 31)

B. Commissioners

**7. INFORMATIONAL**

A. Meeting Location and format

**8. ADJOURN to June 15, 2023**

**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 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 person.

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 (1290 Tavern Rd, Mammoth Lakes, CA 93546). Agenda packets are also posted online at [www.monocounty.ca.gov/departments/community-development/commissions & committees/planning commission](http://www.monocounty.ca.gov/departments/community-development/commissions-&-committees/planning-commission). For inclusion on the e-mail distribution list, send request to [hwillson@mono.ca.gov](mailto:hwillson@mono.ca.gov).

Commissioners may participate from a teleconference location. 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

April 20, 2023 – 9:00 a.m.

**COMMISSIONERS:** Chris Lizza, Roberta Lagomarsini, Scott Bush, Patricia Robertson. Jora Fogg absent.

**STAFF:** Wendy Sugimura, director; Heidi Willson, planning commission clerk; Brent Calloway; principal planner; April Sall, planning analyst; Emily Fox, Counsel

**PUBLIC:** A. Ressa, Bob Strong, Mark Hyde, Nancy Chavez Niepagen, Sandra Bauer, Scott McGuire, Scott Kantor, Kyle P, 530-495-1177, 7143973301, 9495732135

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:02 am and the Commission lead the Pledge of Allegiance.
2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
  - No public comments
3. **MEETING MINUTES**
  - A. Review and adopt minutes of March 16, 2023.

**Motion:** Approve the minutes from the meeting on March 16, 2023.

**Bush motion; Lagomarsini second.**

**Roll-call vote – Ayes: Lizza, Bush, Robertson, Lagomarsini.**

**Motion passed 4-0 with one absent (Fogg).**

4. **PUBLIC HEARING**
  - A. **UP 22-012/The Villager Motel. [9:00 am]** The project is located at 2640 Highway 158, June Lake (APN 015-113-068) and proposes to replace a one-story, two-unit existing commercial lodging structure with a two-story, four-unit structure. The proposed structure will have a footprint approximately 20 square feet larger than the existing structure. It will be setback 10' from South Crawford Avenue and 3' from the south property boundary. Additional parking is provided on site, and a project condition will require a contract for snow removal. The property is 0.76 acres and designated Commercial. *Staff: Laura Stark*
    - Stark gave a presentation and answered questions from the Commission.
    - **Public hearing opened at 9:30 am.**
    - The applicant answered questions that the Commission had during the presentation.
    - No additional comments received from the public.

DISTRICT #1  
COMMISSIONER  
Patricia Robertson

DISTRICT #2  
COMMISSIONER  
Roberta Lagomarsini

DISTRICT #3  
COMMISSIONER  
Jora Fogg

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Chris I. Lizza

- During public comment it was asked that the applicant and the designer bring back a site plan showing the proper location for ADA accessible parking spots in relation to the ADA accessible hotel room.
- The Planning Commission continued this item to later in the meeting when the requested information could be provided.

**B. UPM 23-004/ Bask Inc. [9:30 am]** The project is a use permit modification for a previously approved indoor cannabis cultivation project located at 474 Industrial Circle in the Sierra Business Park across from Mammoth Yosemite Airport (APN 037-260-004). The applicant is proposing to reduce the square footage of the building and the number of parking spaces, as well as provide some off-site snow storage. The property is designated Specific Plan (SP). *Staff: April Sall*

- Sall gave a presentation and answered questions from the Commission.
- **Public hearing opened at 10:00 am.**
- Applicant gave a brief overview of modifications and the reasons why the changes are being proposed.
- No additional comments received from the public.
- **Public hearing closed at 10:07 am**

Commission Deliberation:

- Commissioner Lizza stated that the proposed location is the perfect location for a project like this.
- Commissioner Bush stated that as this project does not have any controversy, is preapproved, and the modifications are smaller in size which makes this project an easy decision.

**Motion:** Find that the project qualifies as an exemption under CEQA guidelines §15183 and instruct staff to file a Notice of Determination; make the required findings as contained in the project staff report; and approve Use Permit Modification 23-004 subject to the Conditions of Approval as presented.

**Lizza motion; Robertson second.**

**Roll-call vote – Ayes: Lizza, Bush, Robertson, Lagomarsini.**

**Motion passed 4-0 with one Absent.**

**5. ACTION ITEM**

**A. Resolution affirming grant of Appeal 23-01/Herrick.** The Resolution allows for the storage of a vacant RV as an accessory to a commercial use when such use does not result in visual or environmental impacts, as determined by the Commission at the March 16, 2023, meeting.

- Fox gave an overview of the resolution affirming the granting of Appeal 23-01 and answered questions from the Commission.
- Criss touched on why an RV was considered a secondary use to a commercial lot.
- Sugimura stated that historically it is really hard to enforce RV's on properties when there is no overnight use on the property such as a residence.
- Bush stated that people are living in their RV's all over the place in the Walker area as there are no places to rent in the area.

- Sugimura stated that after the Walker Fire, Survivors were granted Temporary living units in efforts to support them in recovery which is codified with conditions and time limitations.
- Lizza would like the resolution to state under Section1 item1 that a Single RV rather than stating that unoccupied RVs as a permissible accessory use. This way it would not become a storage of multiple RV's.
- Robertson concerned with the language in Section1 regarding the visual impacts of the RV. Would like to make a change stating that it say significant visual impact.
- Public Comment from Liane Herrick stated that she was listening to the meeting and if anyone had any questions, she would be available to answer. Wanted to make the Commission aware that they have housing elsewhere and would not be living in the RV and until the situation is resolved and would likely file a harassment complaint if anybody addresses or threatens about living in the RV. The RV will remain on the property in hopes that it will become an allowable dwelling option in the future.

**Motion:** Approve the resolution affirming grand of Appeal 23-01 with modifications as presented.

**Bush motion; Lagomarsini second.**

**Roll-call vote – Ayes: Bush, Robertson, Lagomarsini. Nay: Lizza**

**Motion passed 3-1 with one Absent.**

**4.A. Continued Public Hearing on The Village use permit UP 22-012 at 10:32 am**

- **Stark presented the Commission with an updated site plan and answered questions.**
- **Applicant Bob Strong explained the changes to the parking plan and answered questions from the Commission.**
- **No additional public comments.**

**Public hearing closed at 10:46 am.**

Commission Deliberation:

- Lizza asked about the parking spot between the building and propane tanks being adequate size and concerned with safety.
- Sugimura stated that an added condition requiring bollards could eliminate the concerns for safety.
- **Added conditions per the Commission**
- Bollards or other preventative barriers compliant with the CA Building Code shall be installed between parking space (#16) and the propane tanks.
- Site plan shall be updated so that the chart accurately describes the parking configuration.

**Motion:** Find that the project qualifies as an exemption under CEQA guidelines §15303 D and instruct staff to file a Notice of Exemption; make the required findings as contained in the project staff report; and approve Use Permit 22-012 subject to the Conditions of Approval modified as presented.

**Bush motion; Lagomarsini second.**

***Roll-call vote – Ayes: Lizza, Bush, Robertson, Lagomarsini.***

**Motion passed 4-0 with one Absent.**

**6. WORKSHOP - none**

**7. REPORTS**

**A. Director**

- Sugimura gave a report and answered questions from the Commission.

**B. Commissioners**

- Commissioner Lizza gave a report to the Commission that he did an administrative appeal and attended the California Cities Planning Commissioner Academy last month.
- Robertson reported that the Town put allocated \$100,000 to help households that have been displaced due to structural damages to their homes or rentals. There are loans for creating accessory dwelling units and loans for rehab on your home for health and safety.

**8. INFORMATIONAL - none**

**9. ADJOURN at 11:02 am to May 18, 2023**

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May 18, 2023

To: Mono County Planning Commission

From: Brent Calloway, Principal Planner  
Rob Makoske, Planning Analyst

Re: General Plan Amendment 23-02: Cleanup

### RECOMMENDATION

1. Conduct a public hearing on GPA 23-02, and receive any additional public comments;
2. Deliberate the project and additional public comments, and make any desired modifications; and
3. Following the public hearing and project deliberations, adopt Resolution R23-04 recommending that the Board of Supervisors certify an Addendum to the 2015 General Plan EIR and adopt GPA 23-02.

### FISCAL IMPACT

No fiscal impact expected from the minor technical changes to the General Plan.

### GPA 23-02: CLEANUP

### BACKGROUND

Throughout the year, Community Development catalogs various needs for clarifications or minor modifications to the General Plan identified during standard project processing. General Plan Amendment (GPA) 23-02 proposes minor modifications to the General Plan. The proposed GPA adds a definition and permitted land use for "single room occupancy" as required under State Housing Element Law and includes minor technical corrections to the Land Use Element intended to ensure consistency and add clarification language or more detail to existing sections. The proposed amendments do not represent major changes to existing policy. This GPA also includes a policy change regarding manufactured home standards throughout the county, with specific applications in the Antelope Valley and Lee Vining communities as recommended by their respective RPACs.

The proposed amendment was presented to the Regional Planning Advisory Committees, including Antelope Valley, Bridgeport, Mono Basin, Long Valley, and June Lake. In accordance with SB18, requests for tribal consultation were sent in March to the current list obtained from the Native American Heritage Commission.

### ENVIRONMENTAL ANALYSIS

An addendum (Attachment C) to the Mono County 2015 General Plan Final Environmental Impact Report (EIR) was prepared for this project under CEQA section 15164(a), which states an addendum, to a previously certified

EIR may be prepared if some changes or additions are necessary but none of the conditions described in section 155162 calling for the preparation of a subsequent EIR have occurred. The addendum analyzes whether any of the conditions calling for a subsequent EIR have occurred and concludes they have not.

## **NOTICING AND PUBLIC COMMENT SECTION**

The proposed amendment was presented to the Regional Planning Advisory Committees, including Antelope Valley, Bridgeport, Mono Basin, Long Valley and June Lake. RPAC discussion and recommendations were incorporated into the proposed amendment. In accordance with SB18, requests for tribal consultation were sent in March to the current list of contacts obtained from the Native American Heritage Commission. No requests for consultation have been received. Notice of the proposed amendment and public hearing was published in the May 6 edition of The Sheet. No public comments have been received.

### **PART 1 – DEFINITION & PERMITTED USE CHANGE REQUIRED BY STATE LAW**

This modification is required under State Housing Element Law

Add the following definition to Chapter 2 “Definitions” of the General Plan’s Land Use Element

#### **02.1042 Single Room Occupancy**

“Single room occupancy” means a facility providing six or more dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

\*Single room occupancy units added to Multi-Family Residential (MFR-L, M, H), Commercial (C), Commercial Lodging (CL-L, H), and Mixed Use (MU) as outright permitted use.

### **Part 2 – MINOR TECHNICAL REVISIONS**

The amendment proposes minor technical changes as part of the annual cleanup of the General Plan for Planning Commission consideration. The following is a summary of the proposed technical corrections and clarifications to the Land Use Element and Conservation/Open Space Element proposed as part of this amendment with the full redline text provided in Attachment C:

#### Chapter 2 - Definitions

- Add language to 02.705 Land Use Designations: Please see “Section IV. Land Use Designations” for an explanation of dual land use designations.

#### Chapter 4 - General

- Remove “chimneys” in 04.110 from the list of uses permitted under DR at a height greater than 35 feet, which is consistent with Table 04.010: Building Height Requirements. Chimneys do not require a DR for a height greater than 35 feet.
- Remove note after Table 04.120 requiring 30-foot front, side and rear yards required by State law on all lots greater than one acre regardless of the land use designation. New Board of Forestry/CalFire regulations went into effect on April 1, 2023, requiring a 30-foot setback on all parcels on all sides.
- Add language note after Table 04.120 indicating subject to CalFire setback standards. In the case of contradictory standards, the more restrictive setback shall apply.
- Revise 04.281 Guesthouse language to clarify that a guesthouse shall not be used for rental.
- Renumber ‘04.360 Inactive Projects’ as ‘04.350’
- Table 04.030 Animal Standards is updated to clarify regulations for RM and MU properties and to clarify distance separation requirements.



- Add language to 04.280.E.1. per AVRPAC & MBRPAC recommendation stating manufactured homes with a width of less than 20 feet are considered consistent with community character and design guidelines in the Antelope Valley and the community of Lee Vining and clarifying language about foundation requirements.
- Modify 04.280.E.2. revising the foundation and design standards for manufactured homes to be consistent with state law and minimum California Building Code standards.

#### Chapter 12 – Development Credits

- Revise section numbers for uniformity with chapter index. Remove unused “Scope” section from index.
- Add language to reference the Development Credit Map and to clarify that policies specific to an area can be found in the area plans.
- Add language D.i-ii to section 12.040 clarifying the development credit plan process.
- Add footnotes to 12.050 - Clustering to provide background and intent of the Development Credit Program.

#### Chapter 23 – Dark Sky Regulations

- Add language to clarify preferred LED light temperatures.
- Remove language referencing incandescent light bulbs.
- Add table 23.050.E to determine conversions between watts and lumens.

#### Chapter 25 – Short-Term Rentals

- Add the following provisions to 25.015 General Requirements and Applicability:  
E – Language that clarifies all short-term rentals are limited to a single party of individuals.  
F – Language referencing Chapter 16 and clarifying that Chapter 16 governs the eligibility of accessory dwelling units for short-term-rentals.
- Add language to 25.020 clarifying that the short-term rental use must be clearly subordinate to the primary use of the property, thus rental of the entire primary residential unit while the owner lives in an on-site ADU is prohibited.

#### County-Wide Land Use Policies

- Add new Action 1.A.2.d. indicating the County will request input and will-serve letters from applicable special districts but if a timely response is not received, ministerial permits will be issued in a timely manner in accordance with standard procedures.
- Remove Actions requiring that a will-serve letter must be issued in Mono Basin, Long Valley, and Tri-Valley area plans: 10.F.1.a, 23.A.2.a, 26.A.4.d and 26.C.4.b. Coordination shall still occur per Action 1.A.2.d. above.

This staff report has been reviewed by the Community Development Director.

#### **ATTACHMENTS**

- A. Proposed General Plan Amendment 23-21 – redline version
- B. Resolution R23-04 recommending the Board of Supervisors adopt GPA 23-02
- C. Addendum to the General Plan EIR
- D. Public Hearing notice

## 2023 General Plan Amendment – Redline Changes

### Definition and Permitted Use Change Required by State Law

This modification is required under State Housing Element law. Definition and permitted uses added to Land Use Designations.

### **02.1042 Single Room Occupancy**

“Single room occupancy” means a facility providing six or more dwelling units where each unit has a minimum floor area of one hundred fifty (150) square feet and a maximum floor area of four hundred (400) square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

**Added to MFR-L, MFR-M, MFR-H, C, CL-L, CL-H, MU**

#### **PERMITTED USES**

- Transitional and Supportive Housing **including Single Room Occupancy facilities.**

### Technical Corrections

These modifications are intended to clarify language or add more detail to existing sections. They do not represent major changes to existing policy.

## **Chapter 2 - Definitions**

### **02.705 Land use designation.**

“Land use designation” is a general category or class of land use activity (e.g., “residential,” “commercial” or “industrial”) that is permitted to occur on specific parcels of land in the unincorporated area of the county that have been duly assigned that designation by the County pursuant to this Land Use Element of the General Plan. Land use designations are generally described in Section IV of this Land Use Element and their specific assignments to individual parcels of land in the unincorporated area of the county are depicted in the Land Use Maps available at <https://monomammoth.maps.arcgis.com>. Because assigned land use designations essentially create regulatory boundaries or areas within which certain permitted uses may occur, parcels of land are sometimes described under these Land Development Regulations as being located within their assigned land use designations. Except as otherwise expressly provided by these Land Development Regulations, no land may be developed or used except in the manner permitted by its assigned designation (see Section 01.060 of these Land Development Regulations). **Please see “Section IV. Land Use Designations” for an explanation of dual land use designations.**

## Chapter 4 - General

### 04.110 Building height.

#### D. Exceptions to Height Limitations:

2. Director Review: The following uses shall be permitted at a height greater than 35 feet subject to Director Review and approval: chimneys, silos, cupolas, flag poles, wind generation towers, monuments, natural gas storage holders, personal radio and other similar towers, water tanks, church steeples and similar structures and mechanical appurtenances that are permitted in a designation. In cases where the additional height might result in substantial detrimental effects on the enjoyment and use of surrounding properties, a use permit will be required but shall not exceed 60 feet, except for wind generation towers.

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**TABLE 04.120: MINIMUM YARDS**

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

RM	50'	30'	30'
AG	50'	50'	50'
NHP	30'	30'	30'
OS	50'	30'	30'

~~**NOTE:** 30-foot front, side and rear yards is required by State law on all lots greater than one acre regardless of the land use designation. Subject to CalFire setback standards. In the case of contradictory standards, the more restrictive setback shall apply.~~

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**04.281 Guesthouses.**

“Guesthouse” means an accessory use to a residence that may contain living and sleeping spaces, including bathrooms, but shall not contain facilities for the cooking of food.

A guesthouse shall not be used ~~as an Accessory Dwelling Unit~~ for rental whether compensation is direct or indirect.

As a condition of approval, the owner shall record a “Declaration of Restriction” limiting the use of the unit to that of a bona fide guesthouse. Said covenant shall include an accurate site plan showing all improvements and clearly indicate the guesthouse.

Guesthouses exceeding 640 sq. ft. or on parcels less than one acre, will be subject to Director Review. Guesthouses exceeding 1,400 sq. ft. will be subject to a use permit.

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~~**04.360**~~ **50 Inactive Projects.**

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**TABLE 04.030: ANIMAL STANDARDS**

<b>Zone District</b>	<b>Minimum Lot Area Required</b>	<b>Animal Units Permitted</b>	<b>Distance Separation Requirements</b>
ER RR	10,000 sq. ft.	Less than one acre: one unit per 10,000 sq. ft. of lot area with Director Review with Notice  1-10 acres: one unit per 10,000 sq. ft. of lot area.	<del>No requirements in OS, PF, AG</del>  <del>Except for movement on and off the property, animals shall not be kept, maintained or used in any other way, inside or outside any structure within 50' of those</del>

		>10 acres: no limit	<del>portions of any structure used for human occupancy, assembly or habitation, other than the residence of the owner or keeper of such animals.</del>
RMH AG PF OS RM	10,000 sq. ft.	10 acres or less: one unit per 10,000 sq. ft.  >10 acres: no limit	
SFR MU	20,000 sq. ft.	Two units per 20,000 sq. ft. of lot area with Director Review with Notice  >1 acre: one unit per 10,000 sq. ft. of lot area.	

**Distance Separation Requirements**

No requirements in OS, PF, AG.

Except for movement on and off the property, animals shall not be kept, maintained or used in any other way, inside or outside any structure within 50’ of those portions of any structure used for human occupancy, assembly or habitation, other than the residence of the owner or keeper of such animals.

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**Chapter 12 – Development Credits**

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**Sections:**

- 12.010      **Background.**
- 12.020      **Purpose and Intent.**
- 12.030      **Definitions**
- 12.040      **~~Scope.~~ Development Credits Program Provisions**
- 12.050      **Clustering**
- ~~12.060~~

12.010      **Background.**

Agriculture is an important component of the Mono County economy and cultural identity. The landowners of two valleys in particular, Bridgeport and Hammil, have expressed a strong desire to preserve their agriculturally designated lands. In these regions, a development credit program was crafted in the 1980s that allocated a fixed number of development credits to each parcel of agriculturally designated land based upon the total acreage of the individual parcel, or the total aggregated acreage of each individual landowner. Historically a “ledger” of development credits was maintained by the Community Development Department. This ledger is no longer maintained, as the number of development credits is tracked for each parcel directly on the Land Use Designation maps **and a Development Credit map**. Previously, the Area Plans for Bridgeport and Hammil valleys have described the Development Credits program. **Policies specific to those regions as well as the Bodie Hills, can still be found in their respective Area Plans**. This chapter was created during the 2013 General Plan Update to better organize information regarding the existing development credit program and facilitate expanded agriculture preservation policies.

#### **12.019 20 Purpose and Intent.**

The purpose of the Development Credits program is to:

- Implement the policies of the General Plan, including the area plans of the Hammil Valley, Bridgeport Valley, and Bodie Hills.
- Encourage the continuation of agricultural production.
- Ensure the retention of parcels sized large enough for viable agricultural production by allowing a process to transfer the development potential of large parcels to smaller parcels, clustered in appropriate locations.

#### **12.029 30 Definitions.**

**Development Credit:** One development credit permits the construction of one single-family residence. Accessory Dwelling Units, pursuant to Chapter 16 of the Mono County Land Development Regulations, shall not be considered as a development credit.

**Exclusive Agriculture:** A land use designation given to a parcel that has no remaining development credits.

**Cluster development:** The concentration of detached single-family residences onto smaller lots than ordinarily permitted by the base designation, while not exceeding the permitted density for the total acreage being considered. This permits optimum use of the land; i.e., responding to site constraints by clustering away from the area of sensitivity or high agricultural value, yet not decreasing the allowable density.

#### **12.040 Seepe Development Credits Program Provisions.**

The following development credit program provisions are applicable to all Agriculture land use designations with the DC suffix on the Land Use Designation maps (see <https://monomammoth.maps.arcgis.com>).

##### A. Residential Development

One development credit permits the construction of one single-family residence. Accessory Dwelling Units, pursuant to Chapter 16 of the Mono County Land Development Regulations, shall be permitted and shall not be considered as a development credit.

#### B. Subdivision Potential

Development credits shall be considered in the subdivision process. Parcels with multiple development credits may, through the subdivision process, cluster parcels smaller than otherwise allowed by the land use designation in appropriate locations. The total number of development credits allocated to a parcel equals the total number of developable parcels that may be created.

#### C. Minimum Parcel Size and Designation

1. In the Bridgeport Valley and Bodie Hills, no parcel may be created less than one acre in size.
2. In the Hammil Valley, no parcel may be created less than 10 acres in size.

Parcels created through the subdivision process that are less than the minimum allowed parcel size for the AG designation shall be redesignated with the RR designation.

#### D. Development Credit Plan:

Applicants proposing boundary changes to parcels with assigned Development Credits should propose the reassignment and configuration as part of the project or boundary adjustment.

- i. It is the applicant's responsibility to propose the redistribution of assigned DCs in a new planning permit that proposes to alter parcel boundaries/ parcels.
- ii. If the applicant fails to propose the redistribution/ reassignment, staff will use a proportionality principle according to acreage and initial DC assignments, to redistribute.

#### E. Farm Labor Housing

Exclusive farm labor housing is allowed without consideration of development credits on parcels that support ongoing agricultural operations.

#### F. Exclusive Agriculture

1. One Exclusive Agriculture parcel per map may be created through the subdivision process.
2. Exclusive Agriculture parcels will be noted on the Land Use Designation maps at <https://monomammoth.maps.arcgis.com> as AG parcels with the EX suffix.
3. Exclusive Agriculture parcels of 160 or more acres are permitted one single-family dwelling and one Accessory Dwelling Unit pursuant to Chapter 16 of the Mono County Land Development Regulations.

4. Exclusive Agriculture parcels shall not be further subdivided, decreased in size by a lot line adjustment, or merged with nonexclusive agriculture parcels.
5. Exclusive Agriculture parcels may be enlarged through lot line adjustment or merger only when the larger parcel will remain completely with the Exclusive Agriculture designation.

### **12.060 50 Clustering.**

Wherever feasible, residential development shall occur on clustered parcels of the minimum parcel size allowed by each community. The location of the residential clusters shall be guided by the following policies:

- a. Adjacent to existing residential development (if feasible);
- b. A buffer may be required in consultation with adjacent agricultural landowners;
- c. Avoiding steep slopes and fault hazard areas;
- d. Avoiding wetlands and areas subject to flooding;
- e. Away from visually sensitive areas, such as ridgelines or along scenic highways;
- f. Minimizing impacts to wildlife including migrating deer, sage grouse, etc.;
- g. Minimizing impacts to cultural resource sites;
- h. Proximate to existing access and utilities (if feasible);
- i. On soils of sufficient structural and sanitary waste disposal capabilities.
- j. To avoid impacts to irrigated land; and
- k. On soils rated Class II or poorer by the Soil Conservation Service land use capability classifications.

**FOOTNOTES:** The Development Credit program was incorporated into area plan policies of the General Plan and implemented a process and formula for assigning credits. Development credits were assigned in accordance with the total acreage under a single ownership. The total number of development credits were assigned in accordance with the following rules:

- a. For lands under a single ownership which total ten (10) acres or less, one (1) development credit was assigned.
- b. For lands under a single ownership which total forty (40) acres or less, one (1) development credit was assigned for each ten (10) acres.
- c. For lands under a single ownership which total more than forty (40) acres, four (4) development credits were assigned for the first forty (40) acres, and one additional development credit was assigned for each additional forty (40) acres, or portion thereof greater than ten (10) acres.

## **Chapter 23 – Dark Sky Regulations**

23.050.E. Fixture Types. All new outdoor lighting shall use full cutoff luminaires with the light source downcast and fully shielded with no light emitted above the horizontal plane and a preferred temperature of 2300K, and not to exceed 3000K, with the following exceptions:

1. Fixtures that have a maximum output of 100 lumens (~~equivalent to one 10-watt incandescent bulb~~) or less, regardless of the number of bulbs, may be left unshielded provided the bulb surfaces are obscured from off-site visibility with a semi-translucent or frosted glass that has an opaque top to prevent the light from shining directly up. However, partial or full shielding is preferred to control light output in all situations.



2. Fixtures that have a maximum output of 600 lumens (~~equivalent to one 40-watt incandescent bulb~~) or less shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low output-style wall pack.

3. Floodlights that do not meet the definition of “full cutoff” may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited.

Table 23.050.E shall be used to determine conversions between watts and lumens:

<b>Incandescent bulb (12-18 lm/W)</b>	<b>Lumens (lm)</b>	<b>LED bulb (90 lm/W)</b>	<b>Halogen (23 lm/W)</b>
<b>25 W</b>	300-450 lm	3-5 W	15-22 W
<b>40 W</b>	480-720 lm	5-8 W	23-35W
<b>60 W</b>	720-1080 lm	8-12 W	35-52 W
<b>75 W</b>	900-1350 lm	10-15 W	44-65 W
<b>100 W</b>	1200-1800 lm	14-20 W	58-87 W

## Chapter 25 – Short-term Rentals

### 25.015 General Requirements and Applicability.

- A. This Chapter applies to short-terms rental in any single-family unit with a land use designation(s) of SFR, ER, RR, or RMH in all communities except June Lake. In June Lake, this chapter applies only to SFR designations; short-term rentals in other residential land use designations in June Lake are not permitted.
- B. Short-term rentals covered by this Chapter are subject to a Use Permit (see Chapter 32) and a Short-Term Rental (STR) Activity Permit under Mono County Code Chapter 5.65 unless otherwise exempted.
- C. Unless explicitly stated otherwise in this Chapter, short-term rentals covered by this Chapter shall operate in compliance with this Chapter, Chapter 5.65 of the Mono County Code, and all applicable Area Plan policies, and must exhibit no reasonable opposition from neighbors within 500 feet of the subject parcel.
- D. Pursuant to Chapter 5.65 of the Mono County Code and the required Short-Term Rental Activity Permit, short-term rentals covered by this Chapter shall be specific to the owner and shall terminate upon a change of ownership.

- E. Rental is limited to a single party of individuals.
- F. General Plan Land Use Element Chapter 16 – Accessory Dwelling Units governs the eligibility of accessory dwelling units for short-term rentals.

## 25.020 Establishment of Owner-Occupied Short-Term Rental

Owner-occupied short-term rentals require the owner to live on site, or the unit must be associated with an owner-occupied principal residence on the same parcel or a physically contiguous adjacent parcel. This rental includes an entire dwelling unit or, if only part of the unit, includes at a minimum a sleeping room (with shared full bathroom). **To ensure the short-term rental use is clearly subordinate to the primary use of the property, rental of the entire primary residential unit while the owner lives in an on-site ADU is prohibited. The owner is required to be present during the rental.**

**Action 13.M.1.h.** Owner-Occupied and Not-Owner-Occupied rentals may be permitted in the Leonard Avenue neighborhood, except Skyline Drive, subject to discretionary permit(s) for short-term rentals and June Lake Area Plan policies. Short-term rentals are prohibited on Skyline Drive.

## General Plan Policies

**Policy 1.A.2.** Assure that adequate public services and infrastructure are available to serve planned development.

**Action 1.A.2.a.** Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

**Action 1.A.2.b.** Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

**Action 1.A.2.c.** Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with State law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

**Action 1.A.2.d.** Request input and will-serve letters from applicable special districts for development projects, including planning and building permit applications. If a timely response is not received, ministerial permits shall be issued in a timely manner, in accordance with **standard procedures**. Staff will work with the special districts to resolve any issues with the application.

Mono Basin Area Plan: ~~Action 10.F.1.a.~~ Require development projects to obtain "will serve" letters from applicable service agencies.

Long Valley Area Plan: ~~Action 23.A.2.a.~~ Require development projects to obtain "will serve" letters from applicable service agencies.

Tri-Valley Area Plan: ~~Action 26.A.4.d.~~ New development projects, including subdivisions, shall comply with fire safe regulations and obtain "will serve" letters from the White Mountain Fire Protection District.

~~Tri-Valley Area Plan: **Action 26.C.4.b.** New development projects and subdivisions shall comply with fire safe regulations and obtain "will serve" letters from the Chalfant Valley Fire Department.~~

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## **Manufactured Home Standards with RPAC recommendations**

### **04.280 Placement of manufactured homes in conventional SFR areas.**

These standards permit the placement of manufactured, factory-built or modular housing in all areas designated for conventional single-family residential dwellings: SFR, ER, RR, MFR-L, MU, RU, RM, AG and OS.

These building and architectural standards are intended to ensure visual compatibility with traditional single-family home construction (stick built). Before an installation permit is issued for any manufactured, factory-built or modular housing, plans shall be submitted in compliance with the following standards:

- A. A site plan in full compliance with the building permit application checklist.
- B. Evidence that the home is 10 years old or newer (except in RMH) and bears a seal of the US Department of Housing and Urban Development (HUD) certifying that HUD construction standards are met;
- C. Elevations showing the roof slope, roof materials, eave overhang and exterior siding materials;
- D. The unit must meet the designated wind, seismic and roof load requirements;
- E. In addition, the following standards shall apply except in the RMH land use designation:
  1. Have a minimum width of 20 feet or more. A minimum width less than 20 feet may be allowed when the home is generally consistent with community or countywide design guidelines. ~~Per the Antelope Valley and Mono Basin Regional Planning Advisory Committee's (RPAC's) recommendations, manufactured homes with a width of less than 20 feet are considered consistent with community character and design guidelines in the Antelope Valley and community of Lee Vining.~~
  2. ~~Be attached to a foundation that meets the same building code and seismic requirements as required for all other single-family residential structures in the county, and consists of either:~~
    - a. ~~A permanent perimeter foundation constructed of concrete or masonry, or~~
    - b. ~~A permanent and complete non-structural perimeter enclosure consisting of siding, skirting, or similar paneling on a non-load bearing frame that connects the unit to the ground with no gaps and meets the following requirements:~~
      - i. ~~An appearance like a standard concrete or masonry foundation associated with a single-family residential structure. Examples of acceptable siding materials include, but are not limited to, masonry siding (such as Hardi Plank), adhered masonry veneer (i.e., river rock or ledger stone), and wood siding assemblies that meet Office of State Fire Marshal (OSFM) standards for Wildland Urban Interface (WUI) compliance.~~
      - ii. ~~California Residential Code (CRC) standards.~~
    - c. ~~Sheet or corrugated metal, reflective materials, or other materials not resembling a concrete or masonry foundation typical of a traditional single-family residential structure are not acceptable.~~

3. Be covered with an exterior material customarily used for conventional dwellings and approved by the Mono County Building Division;

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**RESOLUTION R23-04**

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION  
INITIATING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS  
ADOPT GENERAL PLAN AMENDMENT (GPA) 23-02 – ANNUAL CLEANUP, IN  
COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, as an outcome of the annual General Plan review, several adjustments to the Land Use Element of the General Plan are proposed to make technical corrections, minor additions, and respond to changes in State law; and

**WHEREAS**, the Community Development Department conducted public outreach via the Regional Planning Advisory Committees, including Antelope Valley, Bridgeport, Mono Basin, Long Valley and June Lake to receive public input and community feedback on proposed amendment; and

**WHEREAS**, in accordance with the California Environmental Quality Act and CEQA Guidelines Section 15164, the final Environmental Impact Report for the 2015 Regional Transportation Plan, General Plan, Countywide Integrated Waste Management Plan, and Noise Ordinance Updates, and Repeal of the Conway Ranch Specific Plan was certified on December 8, 2015; and

**WHEREAS**, an Addendum to the 2015 Regional Transportation Plan (RTP)/General Plan Update Environmental Impact Report (EIR) was prepared for GPA 23-02; and

**WHEREAS**, on May 18, 2023, the Planning Commission held a duly noticed public hearing regarding GPA 23-02 – Annual Cleanup; and

**WHEREAS**, having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, the Planning Commission hereby resolves that the Board of Supervisors make required findings and adopt GPA 23-02 amending text in the General Plan Land Use Element.

**NOW, THEREFORE, THE MONO COUNTY PLANNING COMMISSION HEREBY FINDS, RESOLVES, AND RECOMMENDS AS FOLLOWS:**

**SECTION ONE:** The Planning Commission initiates General Plan Amendment 23-02.

**SECTION TWO:** Having reviewed and considered all the information and evidence presented to it, including public testimony, written comments, staff reports and presentations, the Planning Commission recommends the Board of Supervisors adopt the Addendum, finding that on the basis of the whole record, that there is no substantial evidence that the project will have a significant effect on the environment and that the Addendum reflects the lead agency’s independent judgement and analysis.

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**SECTION THREE:** The Planning Commission finds that the General Plan Amendment, including all text changes to the Land Use Element of the Mono County General Plan, which are attached hereto as Exhibit A and incorporated herein by reference, is consistent with the General Plan as well as all applicable area plans.

**SECTION FOUR:** The Planning Commission further finds that the proposed area plan text amendments of GPA 23-02 are consistent with the countywide General Plan.

**SECTION FOUR:** The Planning Commission recommends that the Board of Supervisors adopt GPA 23-02 and certify the Addendum.

**PASSED AND ADOPTED** this 18th day of May 2023, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Roberta Lagomarsini, Chair

Attest:

Approved as to form:

\_\_\_\_\_  
Heidi Willson, Commission Secretary

\_\_\_\_\_  
Emily Fox, Deputy County Counsel

Exhibit A

Placeholder page for GPA 23-02 with any modifications .

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# **2023 Mono County General Plan Cleanup**

## **Environmental Impact Report (EIR) Addendum**

**May 2023**

**Prepared by:  
Mono County Community Development Department**





## I. INTRODUCTION

The proposed project is General Plan Amendment (GPA) 23-02, which consists of minor technical changes and additions to the Land Use Element. An addendum to the Mono County General Plan Final Environmental Impact Report (SCH# 2014061029) is proposed for this project as allowed by Section 15164 (a) of the CEQA Guidelines:

- "(a) The Lead Agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15164 (a) of the CEQA Guidelines allows a lead agency to prepare an addendum to an EIR if only minor technical changes or additions are necessary or none of the conditions in Section 15162 calling for the preparation of a subsequent EIR have occurred. Section 15162 of the CEQA Guidelines require the preparation of a subsequent EIR for a project when an EIR has been certified for that project when the lead agency determines, on the basis of substantial evidence in the record, that one or more of the following has occurred:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would

in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## II. PROJECT DESCRIPTION

General Plan Amendment (GPA) 23-02 proposes modifications to the Land Use Element. The proposed GPA defines “single room occupancy” as a permitted use type in certain areas. It also provides minor technical revisions to Chapters four, twelve, twenty-three, twenty-five, and Countywide Land Use Policies. The proposed modifications are summarized below:

### Chapter 2 - Definitions

- Add language to 02.705 Land Use Designations: Please see “Section IV. Land Use Designations” for an explanation of dual land use designations.

### Chapter 4 - General

- Remove “Chimneys” 04.110 from the list of uses permitted under DR at a height greater than 35 feet, which is consistent with Table 04.010: Building Height Requirements. Chimneys do not require a DR for a height greater than 35 feet.
- Remove note after Table 04.120 requiring 30-foot front, side and rear yards required by State law on all lots greater than one acre regardless of the land use designation. New Board of Forestry/CalFire regulations went into effect on April 1, 2023, requiring a 30-foot setback on all parcels on all sides.
- Add language note after Table 04.120 indicating subject to CalFire setback standards. In the case of contradictory standards, the more restrictive setback shall apply.
- Revise 04.281 Guesthouse language to clarify that a guesthouse shall not be used for rental.
- Renumber ‘04.360 Inactive Projects’ as ‘04.350’
- Table 04.030 Animal Standards is updated to clarify regulations for RM and MU properties and to clarify distance separation requirements.
- Add language to 04.280.E.1. per AVR PAC & MBR PAC recommendation stating manufactured homes with a width of less than 20 feet are considered consistent with community character and design guidelines in the Antelope Valley and the community of Lee Vining and clarifying language about foundation requirements.
- Modify 04.280.E.2. revising the foundation and design standards for manufactured homes to be consistent with state law and minimum California Building Code standards.

### Chapter 12 – Development Credits

- Revise section numbers for uniformity with chapter index. Remove unused “Scope” section from index.

- Add language to reference the Development Credit Map and to clarify that policies specific to an area can be found in the area plans.
- Add language D.i-ii to section 12.040 clarifying the development credit plan process.
- Add footnotes to 12.050 - Clustering to provide background and intent of the Development Credit Program.

#### Chapter 23 – Dark Sky Regulations

- Add language to clarify preferred light temperatures.
- Remove language referencing incandescent light bulbs.
- Add table 23.050.E to determine conversions between watts and lumens.

#### Chapter 25 – Short-Term Rentals

- Add the following provisions to 25.015 General Requirements and Applicability:  
E – Language that clarifies rental is limited to a single party of individuals and the owner is required to be present during the rental.  
F – Language referencing Chapter 16 and clarifying that Chapter 16 governs the eligibility of accessory dwelling units for short-term-rentals.
- Add language to 25.020 clarifying that the short-term rental use must be clearly subordinate to the primary use of the property, thus rental of the entire primary residential unit while the owner lives in an on-site ADU is prohibited.

#### County-Wide Land Use Policies

- Add new action 1.A.2.d clarifying if fire districts do not provide feedback or will-serve letters for new construction in a timely manner, ministerial permits will be issued in a timely manner in accordance with standard procedures.
- Remove Actions related to will-serve letter requirements from Mono Basin, Long Valley, and Tri-Valley area plans: 10.F.1.a, 23.A.2.a, 26.A.4.d and 26.C.4.b. Coordination shall still occur per Action 1.A.2.d. above.

### **III. DECISION NOT TO PREPARE A SUBSEQUENT EIR**

The CEQA Guidelines require the preparation of a subsequent EIR if one or more of several conditions are met; an addendum is required if none of the conditions requiring a subsequent EIR has occurred, but minor changes are necessary to the original EIR. The decision not to prepare a subsequent EIR for the adoption of the Mono County Housing Element Update was based on an analysis of the conditions requiring a subsequent EIR and the determination that none of those conditions applied to this project, i.e.:

- (1) There are no substantial changes to policies in the Land Use Element that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*The changes and additions to policies in the Land Use Element fall into one of two categories: 1) terminology or procedure updates that have no impact on land use types or intensity, or 2) typographical errors where the correct text would have been analyzed in the 2015 General Plan Update EIR.*

*Therefore, no new impacts and no increase in the severity of previously identified impacts will result from the changes.*

- (2) There are no substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

*No revisions to the EIR are required since the minor additions and updates to policies in the Land Use Element do not create or increase any environmental effects.*

- (3) There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR; or  
 (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; or

*As discussed previously, the proposed additions and updates would not create any new environmental impacts or increase severity.*

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

*The update proposes only minor technical changes and additions to the Land Use Element. None of the mitigation measures or alternatives previously found to not be feasible have been found to be feasible now.*

- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

*There are no mitigation measures or alternatives associated with the updated policies and programs beyond those analyzed in the EIR that would substantially reduce impacts and, as discussed previously, no new impacts have been identified.*

#### **IV. CONCLUSION**

Based on the considerations and analyses presented above and based on the provisions contained in CEQA §15164[a]) as presented in its entirety in this Addendum, it is concluded that none of the conditions calling for preparation of a subsequent EIR have occurred. The County of Mono, acting as Lead Agency, has therefore determined that an Addendum to the adopted 2015 Mono County General Plan EIR is the appropriate CEQA document for the proposed General Plan Amendment 23-02.

*CEQA §15164(c-e) states that "an Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent EIR pursuant to §15162 shall be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence."*

# Mono County Community Development Department

PO Box 347  
Mammoth Lakes, CA 93546  
760.924.1800, fax 924.1801  
commdev@mono.ca.gov

## Planning Division

PO Box 8  
Bridgeport, CA 93517  
760.932.5420, fax 932.5431  
[www.monocounty.ca.gov](http://www.monocounty.ca.gov)

Date: May 2, 2023

To: The Sheet

From: Heidi Willson

Re: Legal Notice for the **May 6** issue.

Format: **Please publish this General Plan Amendment as a minimum 1/8-page legal notice as required**

Invoice: PO Box 347, Mammoth Lakes, CA 93546

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **May 18, 2023**. The meeting will be accessible remotely by livecast at: <https://monocounty.zoom.us/j/89669386033> or in-person at the Mono Lake Room of the Mono County Civic Center, First Floor, 1290 Tavern Road, Mammoth Lakes, CA, 93546 where members of the public shall have the right to observe and offer public comment, to consider the following: **9:10 am - GENERAL PLAN AMENDMENT 23-01/Cleanup**. The following technical revisions to the Land Use Element are proposed as part of the annual General Plan update: 1) Define "Single Room Occupancy" and allow in residential designations, as required by state law. 2) Add technical note for clarity in explaining dual use designations. 3) Remove chimneys from exceptions to height limits for consistency. 4) Add technical note regarding CalFire setbacks for clarity. 5) Technical corrections for consistency to the animal standards table. 6) Add technical clarification notes to the Development Credits chapter. 7) Add technical clarification notes to the Dark Sky Regulations. 8) Add technical clarification notes to the Short-Term Rental regulations. 9) Add technical notes clarifying manufactured homes less than 20 feet wide are consistent with the community character of the Antelope Valley and Lee Vining. Project materials are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. After the meeting begins, testimony must be provided at the hearing; written correspondence received after the meeting begins will not be transmitted to the Commission. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###



## Mono County Planning Division\*: Current Projects

April 20, 2023

\*Does not include transportation, LAFCO, building, code compliance, etc. projects

Completed		
Appeal	Bridgeport	Board overturned PC denial of GPA to redesignate MFR-M parcel to MU, and directed staff to process transient rental permit as DR
Minor Variance	June Lake	Issued minor variance for <10% height increase of a roof deck
Cannabis Ops	Coleville	cannabis operation permit approved
June Lake Active Transportation Plan		Completed

Active Planning Permit Applications		
Permit Type	Community	Description
UP	June Lake	New RV Park (Bear Paw)
UP	June Lake	Convert existing building to club house with minor retail
UP	Chalfant	Accessory structure taller than 20'
DR	June Lake	shared parking agreement
DR	June Lake	Mobile food vendor for <180 days at The Lift
DR	Long Valley	RV during construction
DR	Mono Basin	Accessory use prior to main, RV during construction
DR	Bridgeport	Transient Rental in MU
LLA	Bridgeport	adjust lot line - send application expiration notice
LLA	Coleville	adjust lot line - awaiting response to cxs
LM	Swall Meadows	merger - filing appeal for prop taxes
LM	June Lake	merger - final docs on way
LM	Swall Meadows	merger - waiting for final docs and new deeds
inquiry	Paradise	Development of application at Rock Creek Ranch

Active Policy/Planning Projects		
Name	Community	Description
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA; workshop later in year
Study Impacts of Short-Term Rentals on workforce housing	Countywide	Met with consultant on 5/11 to discuss scope
Housing project negotiations	June Lake	Separate committee under CAO's office is handling
North County Water Transfer	North County	Policies applicable to programs to sell/lease water for the benefit of Walker Lake
Housing Policy	Countywide	Housing Element tracking and policy development per Board's direction
Special District Study	Countywide	underway
US 395 Wildlife Crossings	Long Valley	Project committee to construct wildlife crossings on US 395; Caltrans lead

<b>Active Policy/Planning Projects</b>		
Wheeler Crest Design Review	Swall Meadows	Convert to Brown Act body
West Walker River Parkway	Antelope Valley	Antelope Valley RPAC action in May
Towns to Trails Planning	Countywide	Participate in effort by ESCOG/MLTPA
RVs as residences	Countywide	Determine if or under what circumstances an RV may be permitted as a residential use
Revision to Chapter 11	Countywide; Antelope Valley	Review and revise utility undergrounding policies and requirements
Cannabis Odor Standards	Countywide	Low priority, readings to be taken with Nasal Ranger this spring and fall
Update General Plan Map Layers	Countywide	Update online
CEC Renewable Energy Policy	Countywide	CEC policy identifying areas in Mono County for wind and solar energy development

**Acronyms:**

AG	Agriculture
BOS	Board of Supervisors
CEQA	California Environmental Quality Act
DR	Director Review
ESCOG	Eastern Sierra Council of Governments
GHG	Greenhouse Gas
GPA	General Plan Amendment
LLA	Lot Line Adjustment
LTC	Local Transportation Commission
LUD	Land Use Designation
MFR-M	Multi-Family Residential - Medium
MLTPA	Mammoth Lakes Trails and Public Access
MU	Mixed Use
PC	Planning Commission
RR	Rural Residential
SP	Specific Plan
STR	Short-Term Rental
UP	Use Permit
VHR	Vacation Home Rental
VMT	Vehicle Miles Traveled