

# General Plan Amendment 11-002

Please forward all comments and concerns to:  
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## **INTRODUCTION:**

The Mono County General Plan is the document that governs land use and development within the county. The State requires that all cities and counties have General Plans to guide future development within their jurisdiction, and mandates that General Plans contain seven elements—Land Use, Circulation (Transportation), Housing, Conservation, Open Space, Noise, and Safety. Mono County’s General Plan has all these elements, as well as an Economic Development Element. For more information on California State requirements related to Planning, please visit <http://www.opr.ca.gov/>.

Most municipalities also have a Zoning Code that contains specific land regulations, but Mono County does not. Mono County has incorporated its former Zoning Code into the Land Use Element of the General Plan, so the document is the single source for land use information and regulations within Mono County. The document now contains long-range planning goals and objectives, individual land use designations, all the way down to how many dogs are permitted on a given piece of property.

In order to make a change to this document, a General Plan Amendment (GPA) is required. These Amendments can be undertaken by private citizens, or by the government with the appropriate resolution from a decision making body.

The GPA currently proposed was initiated by a resolution of the Planning Commission, and the current draft includes changes requested by the county’s individual RPAC groups, operational changes and clarifications put forward by staff, changes in language triggered by changes in state law, and input from the Board of Supervisors.

## **GPA TIMELINE:**

Fall 2011: Environmental Determination and document preparation  
Fall/Winter 2011: Planning Commission public hearing and recommendation to the Board of Supervisors.  
Winter 2011: Board of Supervisors public hearing and final decision.

## **HOW TO LEARN MORE ABOUT THE PROPOSED CHANGES:**

The following summary represents an individual description of each proposed change. Further details are available in the respective Exhibits.

For detailed exhibits, please visit

[http://www.monocounty.ca.gov/cdd%20site/Planning/planning\\_home.htm](http://www.monocounty.ca.gov/cdd%20site/Planning/planning_home.htm), and locate:

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[New GPA 11-002 Introduction and Summary](#)

[GPA 11-002 Land Use Element in legislative format](#)

[GPA 11-002 all other changes in legislative format](#)

By clicking on these links, detailed exhibits can be viewed. It is recommended that the user save the files as a .pdf, so the bookmark feature or search feature can be utilized to expedite review of the documents.

## **SUMMARY OF PROPOSED CHANGES:**

- A. Antelope Valley Area Plan—The Antelope Valley RPAC has proposed changes to their Area Plan. These changes will: ease restrictions on home occupations and allow for the parking of heavy equipment on larger parcels.
- B. A Sonora Pass Planning Area will be added to the General Plan, discussing the Bridgeport Winter Recreation Area, Sage Grouse, as well as Mountain Warfare Training Center.
- C. A policy/objective has been proposed to address compatibility with the Mountain Warfare Training Center (MWTC) and Lincoln Housing in Coleville.
- D. An overlay zone, referred to as the “Military Influence Area” (MIA), has been proposed by MWTC. A separate policy, similar to the county’s “Right to Farm” ordinance, has been proposed in conjunction with the MIA.
- E. The Benton/Hammil Area Plan will be changed to reflect work performed in the Tri-Valley Visioning process.
- F. Chapter 47, Appeals, will be changed to a standard 10-day timeframe for all appeals. This will align our practice with the provisions of the Subdivision Map Act, eliminating the potential for an appeal to be denied because of a discrepancy between statutes.
- G. Proposed modification of existing Home Occupation restrictions.
- H. Specific planning regulations for Cargo Containers will be created under Development Standards, Chapter 4--General. This is the result of community outreach already performed.
- I. Chapter 11—Utilities will be changed to address the CA Solar Rights Act, recent wind legislation and the county small wind ordinance. It will be established that installations must be developed “primarily for on-site use.” They are considered accessory uses, so could be permitted with a

Use Permit prior to the main. The definition of utilities elsewhere in the GP will be changed to include communications infrastructure. References to “Utility Lines” will be changed to just “Utilities” which could include electrical, telephone, sewer, water and communications infrastructure.

A section on cell tower mitigation will also be included in the Utilities Chapter that will spell out standard mitigation strategies, height restrictions, and reclamation requirements. Preferred treatments will be mentioned, such as monopines, rocks, water tanks, windmills, barns, clocktowers.

- J. Section 04.020 (setbacks) will be re-worded to more accurately reflect current practice. Table 04.020 will be re-done to increase clarity. “Special Yard Requirements” will be made clearer as to when and where they apply.

A section on retaining walls will be created, allowing four feet or less above grade within setbacks. Heights above 4’ must be located the additional height away from the setback. 6’ wall=2’ from prop line. 8’ wall= 4’ from prop line. Terraced walls also must follow this—if total height of all terraces is greater than 4’, the base of the lowest terraced section must be the appropriate distance from the prop line. Exceptions may be granted with a DR w/ notice.

- K. Language will be added to permit a 10% concession on any given regulation, if certain findings can be made—consistent with regulation, meets objectives, doesn’t create undue hardship on adjacent properties (setbacks, lot coverage).
- L. Gardening -- language permitting gardening for personal and community purposes will be created in appropriate land use designations.
- M. The Land Use Designation section will be changed, classifying “Secondary unit of 640 sf or less” as a permitted use, and “Secondary Unit larger than 640 sf” under director review or use permit, according to chapter 16.
- N. It will be expressly stated that an “Accessory Use Prior to Main” may be permitted with a use permit, but can be downgraded by Director to a Director Review, when Chpt. 31 findings can be made.
- O. In chapter 16, square feet will be established by exterior foundation footprint for the purposes of secondary unit calculations.
- P. Section 04.160 will be changed as follows: “~~HIGHER FENCES IN THE FRONT SETBACK MAY BE GRANTED...~~”
- Q. The requirement for a 20’ minimum setback for a freestanding/monument sign will be reduced to 5 feet.
- R. Building heights definition will be changed to clarify current practices related to building heights. Create new graphic representing the 35’ from grade height in all cases, and eliminate restrictions related to “downsloping” lots.

- S.** Section 04.300, Snow Storage Requirements, will be changed to indicate current snow load requirements, and Industrial land use designation will be added to list of where rules apply.
- T.** Structure will be defined based on standard language in the CBC, and square footage will be determined as exterior footprint.
- U.** “Mobile Home used as a single family dwelling” will be removed from all (RR, ER, SFR, MFR, MU, RU, RM, AG, SAA) designations except RMH. Mobile Home will be defined as an actual mobile home, with an axle and no permanent foundation. A Manufactured Home will be defined as any number of pre-fab structures governed by Title 25. The definitions will be drawn from Title 25. Related changes to 04.280 will be made, after checking to assure compliance with State law.
- V.** All references to Secondary Dwelling Units will be changed to Accessory Dwelling Unit
- W.** Changes will be made to comply with state regulations PRC 2762 and Code of Regulations 3675, adopting state geologist MRMP into the General Plan.
- X.** Guest house definition/clarification. The differences between a guest house and a secondary unit will be defined. Guest Houses do not include complete, independent living facilities (no kitchens in a guest house).
- Y.** Typographic correction--bullet points on Commercial LUD will be indented to properly reflect the meaning, references to MCZDC in Conservation/Open space element will be deleted.
- Z.** Development Credits on parcels in the Hammil Valley will be updated and corrected where necessary.
- AA.** Changes will be made to language related to housing, pursuant to state mandates for transitional housing.
- BB.** Flood Maps will be incorporated into the Safety Element as required by state law.
- CC.** Birchim CSD-Issues Opportunities Constraints—will be changed to reflect current approach to secondary units (#8).
- DD.** Based on Board direction from 2006 and to facilitate the expansion of the Walker Community Center, the Walker Medics parcel will be redesignated from ER to more closely reflect its current usage as PF.