

MONO COUNTY PLANNING COMMISSION

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

SPECIAL MEETING AGENDA

November 16, 2023 – 9:00 a.m.

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

This meeting will be held in person at the location listed above. Additionally, a teleconference location will be available where the public and members of the Commission may participate by electronic means. 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. Bridgeport Teleconference Location-** Mono County CAO Conferences Room, First floor Annex 1, 74 N. School Street, Bridgeport, CA 93517.
- 2. 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/89455086948>

Or visit <https://www.zoom.us/> and click on "Join A Meeting." Use Zoom Meeting ID: 894 5508 6948 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: 894 5508 6948

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.

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

3. MEETING MINUTES

- A. Review and adopt minutes of October 19, 2023. (pg. 1)

4. ACTION ITEMS

- A. Review of Mono County Capital Improvement Program (CIP) and determination of consistency with General Plan (*Paul Roten, Public Works*) (pg. 3)

5. WORKSHOPS

- A. 2023 Changes to CalFire Minimum Fire Safe Regulations (*Brent Calloway*) (pg. 91)
- B. Ex parte communications (*Erik Ramakrishnan*)

6. REPORTS

- A. Director (pg. 107)
- B. Commissioners

7. INFORMATIONAL/ CORRESPONDENCE

- A. #4 Supplemental Excerpt for BOS and Planning Commissioners from Paula Richards (pg. 109)
- B. Letter to HCD Attorney General Office from Paula Richards (pg. 138)

8. ADJOURN to December 21, 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 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 (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

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.

MONO COUNTY PLANNING COMMISSION

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

Draft Minutes

October 19, 2023 – 9:00 a.m.

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

STAFF: Heidi Willson, planning commission clerk; Brent Calloway; principal planner, Rob Makoske, planning analyst; Erik Ramakrishnan, Counsel; Wendy Sugimura, director

PUBLIC: Paula Richards, Clifford Beshers, Max, Stanleya Pinnata, Tim Richards,

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE-** Meeting called to order at 9:06 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 comment in relation to items not on the agenda.
3. **MEETING MINUTES**
 - A. Review and adopt minutes of September 21, 2023.
Motion: Approve the minutes from meeting on September 21, 2023 as presented.
Lizza motion; Bush second.
Roll-call vote – Ayes: Bush, Lizza, Fogg, Lagomarsini, Robertson.
Motion passed 5-0
4. **PUBLIC HEARING**
 - A. 9:00 am – Appeal of application incomplete determination for the Rock Creek Ranch Tentative Tract Map application. (*Staff: Cecilia Jaroslowsky*)
 - Jaroslowsky gave a presentation and answered questions from the Commission.
 - Public Hearing opened at 10:14 am.
 - Applicant gave a comment and answered questions from the Commission.
 - No public comments
 - Public Hearing Closed at 10:27 am.

Commissioners deliberated the project, which included questions to, answers from, and exchanges with staff (including County Counsel) and the applicant.

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

Motion: Affirm staff's determination that the Rock Creek Ranch Vesting Tentative Tract Map (TTM) Application, is incomplete and the application requires the submittal of the documents requested in the staff report.

Lizza motion; Bush second.

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

Motion passed 5-0

5. WORKSHOP

- A. Review Regional Transportation Plan (RTP) policies. (*Staff: Wendy Sugimura*)
- Sugimura gave a brief overview of the Review Regional Transportation plan and answered questions from the Commission.
- B. Draft Regional Transportation Improvement Program (RTIP). (*Staff: Public Works*)
- Kalen Dodd gave an overview of the draft regional transportation improvement program and answered questions from the Commission.

6. REPORTS

- A. Director
- Sugimura reviewed the director's report and answered questions from the Commission.
- B. Commissioners
- Commissioner Lizza gave a report.

7. INFORMATIONAL

- A. Correspondence from Paula Richards dated October 9, 2023.

8. ADJOURN at 11:50 am to November 16, 2023.



MONO COUNTY DEPARTMENT OF PUBLIC WORKS

POST OFFICE BOX 457 • 74 NORTH SCHOOL STREET • BRIDGEPORT, CALIFORNIA 93517
760.932.5440 • Fax 760.932.5441 • monopw@mono.ca.gov • www.monocounty.ca.gov

Date: November 16, 2023
To: Planning Commission
From: Paul Roten, Director of Public Works
Re: Capital Improvement Plan

Recommended Action:

Find that the draft 2023 Mono County Capital Improvement Plan is consistent with the General Plan, pursuant to Government Code Section 65403(b).

History:

CIP stands for capital improvement plan, which lays out the financing, location, and timing for capital improvement projects over several years. A capital improvement plan typically consists of one or more capital improvement projects, which are financed through a capital budget. The capital budget is funded through numerous grant programs and the Mono County general fund.

Discussion:

The Mono County CIP is before you today to ensure consistency with the Mono County General Plan. As per Gov't Code Section 65403(b): At least 60 days prior to CIP adoption or annual revision, the capital improvement program shall be referred to the planning agency of each affected city and county within which the district or agency operates, for review as to its consistency with the applicable general plan, any applicable specific plans, and all elements and parts of the plan. Failure of the planning agency to report its findings within 40 days after receipt of a capital improvement program or revision of the program shall be conclusively deemed to constitute a finding that the capital improvement program is consistent with the general plan.

The goal of the CIP is to allow the Mono County Board and members of the public a transparent look at ongoing needs and how Mono County intends to provide needed infrastructure and maintenance to county facilities. The prioritization of CIP projects is based on Mono County Strategic Plan with direction from the Mono County Board.

The next step of this process is for the Planning Commission to confirm that the CIP conforms to the Mono County General Plan. Once the CIP is found to conform with the Mono County General Plan it will return to the Mono County Board of Supervisors for adoption and inclusion in Mono County FY 2024-25 Budget.

The CIP does not include recurring costs for maintenance and operations, or other planned or unplanned repairs normally covered in the County's budget on an annual basis. Ongoing costs for routine maintenance and budgeted maintenance reserves, depreciation, etc. are included in various Department's operating budgets.

If you have questions regarding this item, please contact Paul Roten at 760-709-0427, or proten@mono.ca.gov

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

Attachments: Draft 2023 CIP and appendices



**Draft
Mono County
Capital Improvement Plan
2023**

**Mono County
Capital Improvement Plan
Table of Contents**

1. Introduction..... 1

2. Project Categories..... 2

3. Development of Capital Improvement Plan 3

4. Project Completion Highlights, from recent years 4

5. Funding Sources..... 5

6. 5 Year CIP 6

Attachments

Appendix A

Appendix A1..... Department Abbreviations

Appendix A2..... Department CIP Table (non Public Works)

Appendix A3..... Public Works CIP Table

Appendix BNew Projects / Narratives

Appendix B1 Department Projects (non Public Works)

Appendix B2 Public Works Facilities

Appendix B3 Public Works Roads

Appendix C Completed Projects

Appendix D Project Worksheet Form and Instructions

Appendix ECapital Improvement Plan Policy (draft, not yet adopted)

1. Introduction

This Capital Improvement Plan has been developed to provide direction for Mono County Staff, such that their work is guided by the Board, and their constituents in conformance with the General Plan.

The 5-year Capital Improvement Plan (CIP) for Mono County is the community's plan for short and mid-range development, maintenance, improvement and acquisition of infrastructure assets to benefit the County's residents, businesses, property owners and visitors. The CIP provides a linkage between the County's General Plan, various master planning documents and the annual budget to more effectively plan, prioritize, schedule and implement capital and projects over the next 5-year period.

The Capital Improvement Plan is vital to our County. It is a plan for physical improvements to public facilities and infrastructure, throughout Mono County. The underlying motive behind these programs is to improve safety, mobility, and lifestyles of residents and visitors. Such projects will have a positive effect on the local economy and include short-range and long-range capital acquisition and development plans and projects. Projects included in the CIP are major non-recurring projects, have a long service life, and will be underway (or are planned, but are unfunded) during the 5-year cycle beginning with this fiscal year. CIP expenditures are considered beyond the scope of normal annual operating or maintenance expenses.

This CIP is proposed to be reviewed annually and revised as necessary based on current circumstances and opportunities in consideration of historic requirements and expenditures for capital projects. While the 5-Year Plan does not appropriate funds, it serves as a planning and budget tool to identify needed capital projects, estimate capital requirements, and coordinate financing and timing. It identifies

projects for annual funding, focuses resources in program areas, and supports planning recommendations. It also identifies project impacts on future operating budgets, including additional staffing, maintenance, and other recurring operational expenditures that require ongoing funding and must be considered in the planning and approval of projects.

The plan is dynamic in nature and changes year to year as priorities, needs and funding change. The CIP is a guide for the consideration, selection and development of; roads, sewers, water systems, bike lanes, sidewalks, MUP's, parking, parks, airports, offices and other types of facilities necessary to provide communities with services. The projects include significant maintenance and replacement of existing infrastructure and facilities and construction of new facilities and infrastructure.

Ultimately, the CIP is focused on achieving the following goals:

- Develop a consistent annual process to coordinate the planning and development of infrastructure and facilities.
- Enhance coordination and communication among County departments and other entities involved in the development of capital projects.
- Increase the alignment between infrastructure and facilities projects and adopted land use plans and policies.
- Provide an opportunity for the Board of Supervisors to align the CIP with Strategic Priorities
- Increase opportunities to identify and align funding sources necessary for the development of improvements.
- Increase awareness of planned capital projects to the public and community partners.

2. Project Categories

The CIP and associated documents have been divided into the following categories to help organize and prioritize projects.

PUBLIC WORKS DIVISIONS

PW-AP - Public Works / Airport. Mono County owns and operates two airports. “Bryant Field Airport” is located in Bridgeport and “Lee Vining Airport”

PW-FE – Public Works / Fleet and Equipment– Mono County owns about 250 vehicles. Approximately half of them are used by Public Works

PW-GF – Public Works / General Facilities. The category includes the 99 County owned vertical structures. This includes 5 municipal corporation yards, the Civic Center, the Courthouse in Bridgeport, the Bridgeport Jail, 5 community centers, etc.

PW-PR – Public Works / Parks, Recreation and Land. Mono County also has numerous parks around the county with facilities like tennis courts, horseshoe pits, picnic tables, etc. The category includes the campground located at Lundy Lake, undeveloped Mono County Land and Conway and xx. Cemetery work is also included in this category.

PW-SD – Public Works / Storm Drain Projects (SD). This category includes all drainage related facilities within the Mono County, including storm drains, culverts, inlets, and basins. It also includes any flood related projects.

PW-SOAR – Public Works / Sustainable Outdoors and Recreation. Mono County Sustainable Outdoors and Recreation – This category supports activities in the eastern sierra to maintain sustainability of our environment. This category will also work toward shared uses and facilities.

PW-SS – Public Works / Streetscape. Includes streets, street side landscaping, furniture, banners and decorations, and wayfinding signage.

PW-ST – Public Works / Streets County Right of Way ROW, Streets and Signage (SS). This category includes capital improvements within the 632 miles of public right-of-way in the County. The improvements may include reconstruction of roadways, bridges, new traffic signals or streetlights, and new curb and gutter. This category also includes any ancillary work that may occur in state owned ROW.

PW-SW – Public Works / Solid Waste. Mono County owns and operates the Pumice Valley Landfill and Transfer station, the Walker Landfill and transfer station along with 4 transfer stations located at Bridgeport, Benton, Chalfant, and Paradise.

GENERAL MONO COUNTY DEPARTMENTS

AC – Auditor Controller – includes operational software for mono county financial management.

AS – Animal Services – includes buildings and operations to manage shelter animals.

BH – Behavioral Health

CH - Community Housing. Includes capital projects that advance the County’s housing goals, including Affordable Housing and Other Community Housing Opportunities

EO - Elections Office. Includes elections equipment and operations.

EMS – Emergency Medical Services. – Includes equipment and facilities for EMS to provide services, such as ambulances and

IT - Information technologies and Systems. – This category all operations equipment required by the IT department.

PB - PROBATION. Mono County Probation. This includes necessary purchases and large projects required by the Probation department.

SO – Sheriff’s Office. Mono County owns the Sheriff’s Office and the Bridgeport Jail. Regular maintenance and improvements are the responsibility Mono County. This category includes the New Adult Detention Facility being built in Bridgeport with management by the Public Works Department. The maintenance of the SO fleet is managed under Fleet and Equipment.

SS – Social Services. Includes child services and First Five.

3. Development of the Capital Improvement Plan

The CIP process will be regularly refined to ensure realistic project planning that support the priorities of the County. Consistent with prior years, projects were reviewed as the previous cycle ended. The Public Works Department worked with County Departments to develop a list of new and current projects, obtain estimates, and determine potential impacts to the operating budget for the next five years. The list of projects is based on approved planning documents such as the General Plan and direction from the Board of Supervisors and input from Staff. The procedures for developing the 5-year CIP aim to enhance the County's forecasting, project evaluation and community engagement processes by creating a resource "toolbox" to be used throughout the decision-making process. It is not intended to limit the County's ability to adjust its programs, services and planned projects as unexpected needs, funding opportunities, or impacts arise. Upon approval of the CIP by the Board of Supervisors the document should be aligned with the budget as CIP priorities should be reflected in budget decisions.

General CIP Acceptance Process

- New project identification / Update current/future CIP project details.
- Draft CIP – Align recommendations with strategic planning, Mono County needs, the General Plan and available resources.
- Provided staff recommended CIP to the Board of Supervisors, solicit input and make edits.
- Take CIP to the Planning Commission to review for conformance to the General Plan.
- The Mono County Board of Supervisors accepts CIP, Staff makes budget adjustments as directed.
- Review CIP as needed, to allow for allocation of funds to support projects for the following year, adjust project scopes and budgets as required.

4. Project Completion Highlights (from Prior Years)

Bridgeport Courthouse (2023)

Restoration and painting of the Courthouse exterior to its original White color with Black and Red trim, along with the two onsite buildings.

Bridgeport Banner (2023)

Banner across Highway 395 to inform visitors and travellers of what is happening in Bridgeport

Benton Crossing and Northshore Drive Emergency Repair (2023)

An Exigency project to patch up Benton Crossing to be able to handle the 23/24 winter storms.

Civic Center Drainage Upgrade (2023)

Installation of gutter along north side of building to collect and direct drainage.

Long Valley Streets (2022)

Road rehabilitation of Substation Road and select roads in Crowley Lake, Sunny Slopes, and Swall Meadows. The project rehabilitated 5 miles of county-maintained roads and the Lakeridge Ranch Zone of Benefit roads in Crowley Lake

Rock Creek Road Pavement Preservation (2022)

Slurry project, including restriping, and signage.

June Lake Traffic Calming (2022)

Installation of Visual traffic calming devices, Speed Limit Signs and Feedback signs in the community of the June Lake Village.

Convict Lake Road Pavement Preservation (2022)

Slurry project including restriping and signage

Mono County Public Works Standards (2022)

Update and Development of standards for Public Works, to replace the previous standards dated 1982.

Closing of the Benton Crossing Landfill (2022)

This process includes expansion of services at the Pumice Valley Landfill and Transfer Station

Rock Creek Road Drainage Repair (2021)

Repair of a pavement deformity on Rock Creek Road caused by spring runoff.

Airport Road Rehab (2021)

Road rehabilitation and addition of paved bike lanes on Airport Road (1.3 miles) and Hot Creek Hatchery Road (0.3 miles) providing direct access to Mammoth-Yosemite Airport from Highway 395.

5. Funding Sources

Active Transportation Program	ATP
California Disaster Assistance Act	CDA
Certificates of Participation	COPs
County Fine Fund	CFF
Community Corrections Partnership	CCP
Federal Lands Access Program	FLAP
General Fund	GF
Highway Bridge Program	HBP
Highway Infrastructure Program	HIP
Highway Safety Improvement Program	HSIP
Jail Revenue Bonds	JRB

Mono County Local Transportation Commission Overall Work Program	LTC OWP
Motor Pool	MP
Regional Surface Transportation Program	RSTP
Researching for Funding Sources	RFFS
Road Maintenance and Rehabilitation Account (part of SB 1)	RMRA
State Revenue Bonds for Jail Construction	SB 844
State Transportation Improvement Program	STIP
Systemic Safety Analysis Report Program	SSARP
The Road Repair and Accountability Act (see RMRA)	SB 1
Zone of Benefit	ZOB

6. 5 Year CIP

The CIP outlook is intended to be a planning tool to assist in budget projections and decisions and to aid in the allocation of resources needed to meet Mono County's strategic goals. Assessment of the CIP Outlook allows the Mono County to annually monitor and evaluate funding availability while taking into account new needs that are of priority. The CIP outlook provides the Board of Supervisors, key stakeholders, and the public with information prior to the budget meetings to facilitate an informed discussion during the development of the FY CIP Budget. One of the goals of the CIP outlook is to take a closer look at the funding gaps and identify any opportunities to appropriate discretionary funds. The budget outlook takes a closer look at the funding sources of each project, identifying the known source of funding for each project along with any deficiencies. This will be valuable when evaluating any budget surplus identified during the third quarter budget adjustment and appropriating funds to projects



Draft
Mono County
CIP
APPENDIX A



Draft
Mono County
CIP Abbreviations
APPENDIX A1

Mono County - Capital Improvement Plan

NEW PROJECTS

MONO COUNTY CIP (NON PUBLIC WORKS)

AUDITOR CONTROLLER	AC
BEHAVIOURAL HEALTH.....	BH
COMMUNITY HOUSING.....	CH
EMERGENCY MEDICAL SERVICES	EMS
ELECTIONS OFFICE.....	EO
INFORMATION TECHNOLOGIES	IT
PROBATION	PB
SHERIFF’S OFFICE	SO
SOCIAL SERVICES.....	SS

PUBLIC WORKS CIP PROJECTS

AIRPORTS	PW-AP
FLEET.....	PW-FL
GENERAL FACILITIES	PW-GF
PARKS, RECREATION AND LANDS.....	PW-PR
ROADS	PW-RD
STREETS.....	PW-ST
SUSTAINABLE OUTDOORS AND RECREATION	PW-SOAR
SOLID WASTE	PW-SW



Draft
Mono County
CIP
APPENDIX A2



Draft
Mono County
CIP
APPENDIX A3

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)

	CIP Number	Description	Priority	Funding source	TOTAL Investment	Current FY2023-24 and Earlier	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FUTURE plans
PW/ST - STREETS	ST Total:				\$ 72,651	\$ 5,060	\$ 8,852	\$ 5,289	\$ 5,400	\$ 18,350		
	PW-ST	22 1	Antelope Valley Streets		STIP	\$ 1,900						\$ 1,900
					RMRA	\$ 100						\$ 100
	PW-ST	22 3	Benton Crossing Rehab Phase 1 (120 -7 miles east)		STIP	\$ 5,079		\$ 2,579	\$ 2,500			
	PW-ST	22			RMRA	\$ 110	\$ 60	\$ 50				
	PW-ST	22 4	Benton Crossing Rehab Phase 2 (Waterson -7.5 miles east)		STIP	\$ 5,000				\$ 5,000		
	PW-ST	22			RMRA	\$ 110		\$ 60	\$ 50			
	PW-ST	22 5	Benton Crossing Phase 2 &3 Maint (Pit to Waterson)		RMRA	\$ 4,189		\$ 4,189				
			Bridges Bundle Engineering		RMRA	\$ 1,450		\$ 150	\$ 300			\$ 1,000
		22 8	Bridges (bundle) Replacement - Cunningham, Larson, Crowley Lake D		BIP	\$ 15,800						\$ 15,800
	PW-ST		Bridge Maintenance Program		RMRA	\$ 200		\$ 100	\$ 100			
	PW-ST	22 11	Systemic Safety Curve Signage		HSIP	\$ 250	\$ 250					
	PW-ST	22 12	Right Edgeline Striping		HSIP	\$ 275	\$ 25	\$ 250				
	PW-ST	22 13	Guardrails Replacement		HSIP	\$ 1,975	\$ 975			\$ 1,000		
					STIP	\$ 3,748		\$ 3,748				
	PW-ST	22 16	Eastside Lane Rehabilitation Phase 2		RMRA	\$ 100	\$ 100					
	PW-ST	23 2	Aspen Springs Ranch Road Rehabilitation		RMRA	\$ 800	\$ 800					
	PW-ST	23 15	Annual ZOB Project		ZOB	\$ 700		\$ 100	\$ 500	\$ 100		
	PW-ST	23 21	Annual Pavement Preservation projects		RMRA	\$ 3,500			\$ 1,000	\$ 1,500	\$ 1,000	
	PW-ST	23 22	Pinenut Road		RMRA	\$ 800	\$ 800					
	PW-ST	23 28	Rock Creek Road (lower part A)		STIP	\$ 6,000						\$ 6,000
	PW-ST	22 29	Saddlebag Lake Road FLAP		FLAP	\$ 12,100					\$ 12,100	
	PW-ST	23 30	Secondary/Fire access to Mono City Improvements			\$ 150						\$ 150
PW-ST	23 31	Secondary/Fire access to Swall Meadows		RFFS	\$ 250						\$ 250	
PW-ST	23 32	2023 Storm damage repaving		FEMA	\$ 1,300	\$ 1,300						
PW-ST	23 33	Northshore Drive Rehabilitation		STIP	\$ 4,500					\$ 4,500		

Table A - Mono County - PUBLIC WORKS - CIP - (in thousands)												
	CIP Number	Description	Priority	Funding source	TOTAL Investment	Current FY2023-24 and Earlier	FY2024-25	FY2025-26	FY2026-27	FY2027-28	FY2028-29	FUTURE plans
PW/SW - Solid Waste	SW Total:				\$ 13,825	\$ 400	\$ 1,175	\$ 3,400	\$ 3,400	\$ 130		\$ 5,320
	PW-SW	22 1	Benton Crossing Landfill Closure		ENT	\$ 10,750		\$ 50	\$ 3,400	\$ 3,400	\$ 130	\$ 3,770
	PW-SW	22 2	Compactor			\$ 750		\$ 750				
	PW-SW	22 4	Hazardous Material Canopy		ENT	\$ 150	\$ 150					
	PW-SW	22 6	Scale House		ENT	\$ 250	\$ 250					
	PW-SW	22 7	Stormwater Diversion		ENT	\$ 375		\$ 375				



Draft
Mono County
CIP
PROJECTS
APPENDIX B



Draft
Mono County
CIP
County Departments (non
PUBLIC WORKS)
APPENDIX B1



Mono County - Capital Improvement Plan - 2022/2023

AC 1

Project No	Department	Map / Picture
Project Name		
Description		

(Dollars in thousands)									
s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Draft
Mono County
CIP
PUBLIC WORKS FACILITIES
APPENDIX B2



Mono County - Capital Improvement Plan - 2022/2023

PW/AP-22-06

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)									
	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department - Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



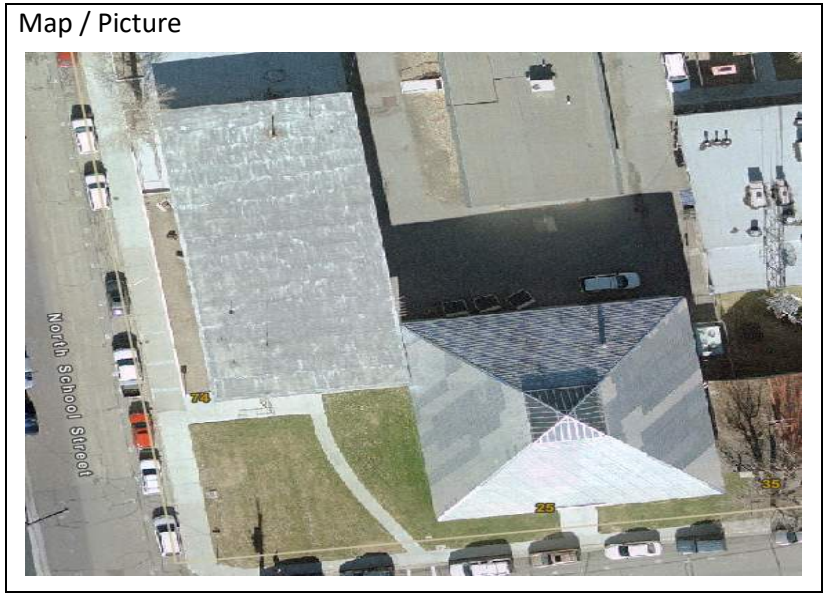
Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

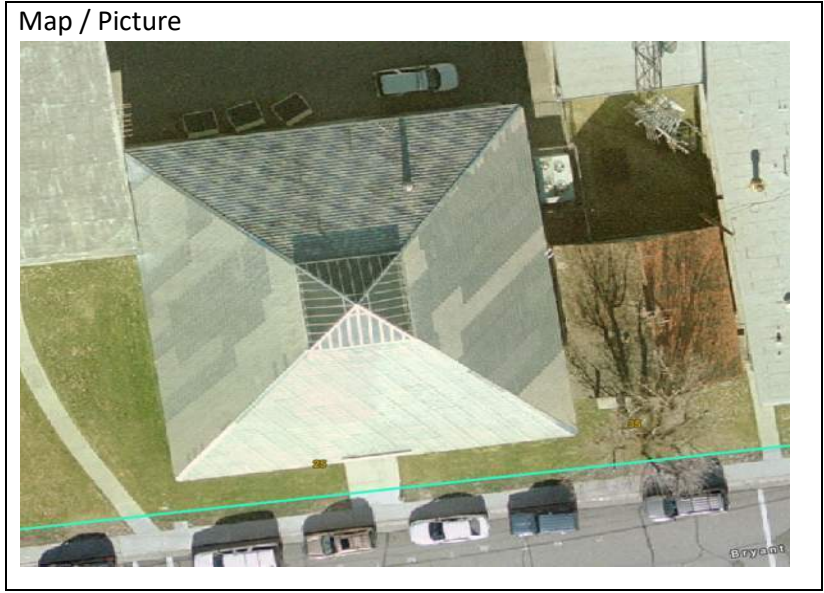
Project No

Department / Division

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
Schedule									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

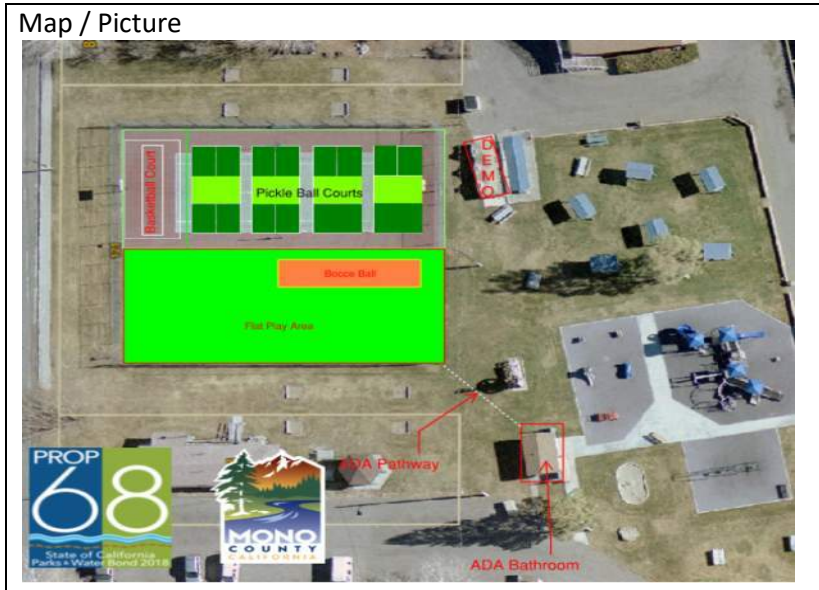
CIP Number

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s									
c									
h									
e									
d									
u									
l									
e									

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW/SW 3

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Draft
Mono County
CIP
PUBLIC WORKS FACILITIES
APPENDIX B3



Mono County - Capital Improvement Plan - 2022/2023

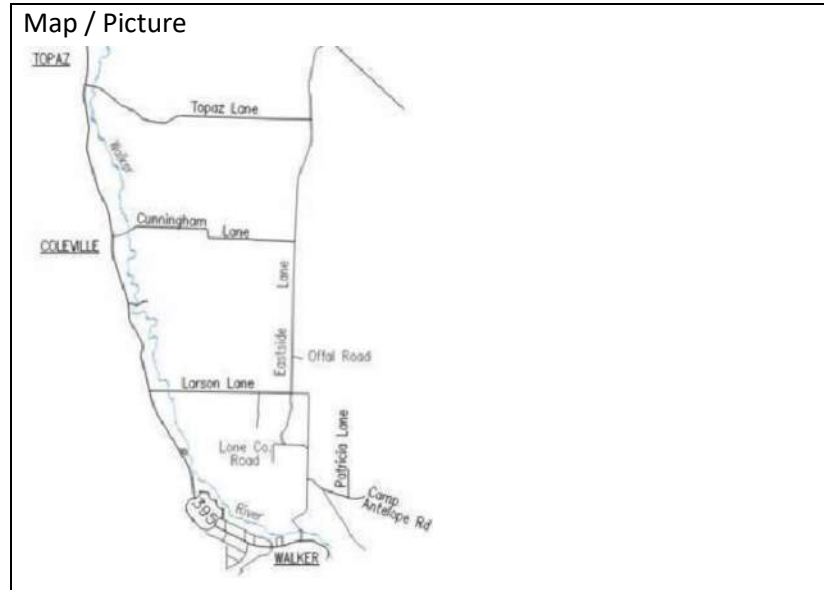
PW-ST-22-1

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)										
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	After FY 2026/27	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

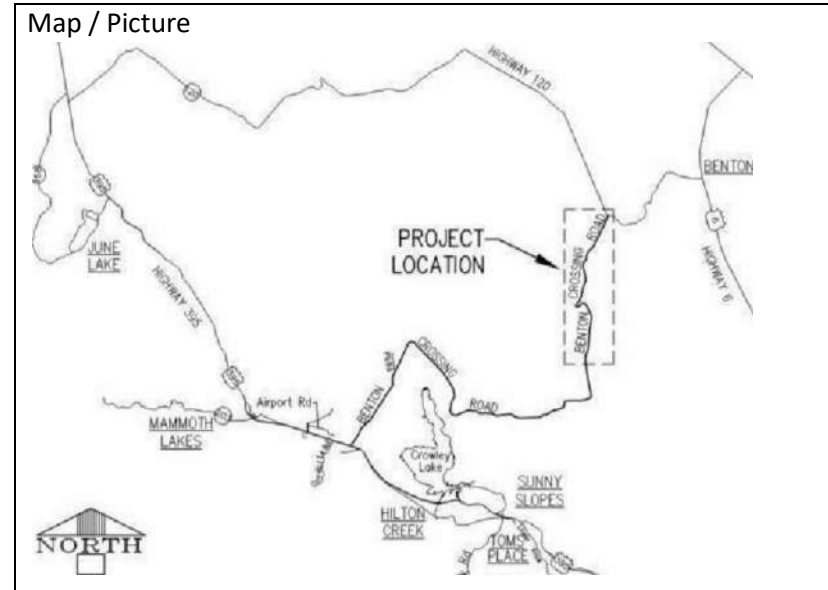
PW-ST-22-3

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

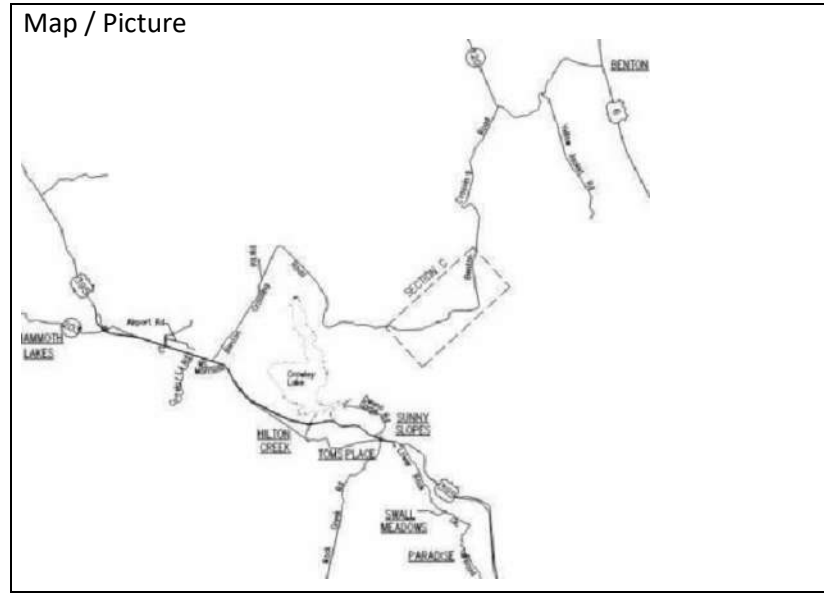
(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-4

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

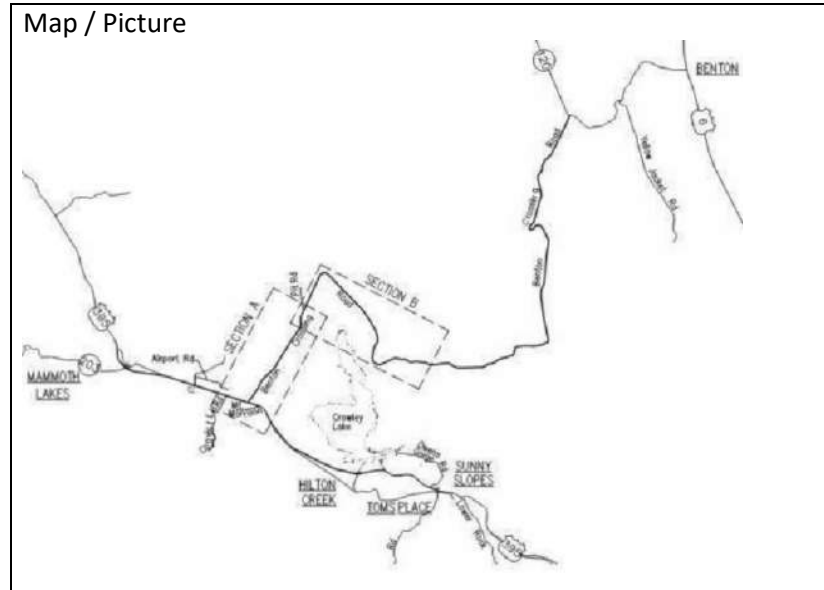
PW-ST-22-5

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	After FY 2026/27

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-8

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-11

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/RPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-12

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-13

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

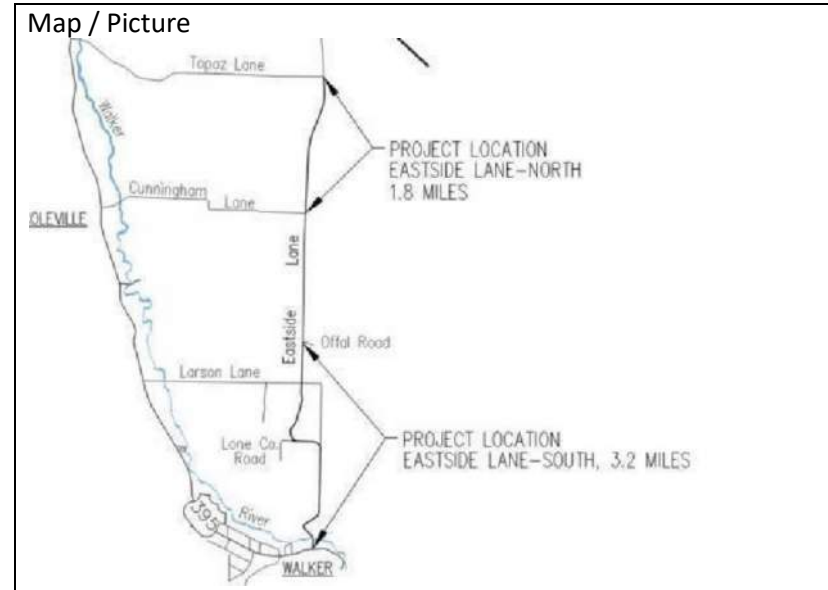
(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-16

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

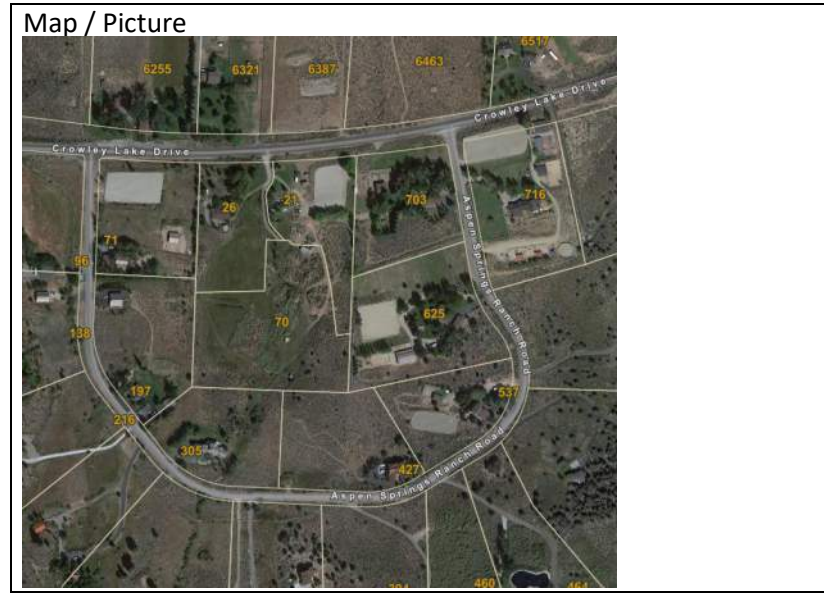
(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-2

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)

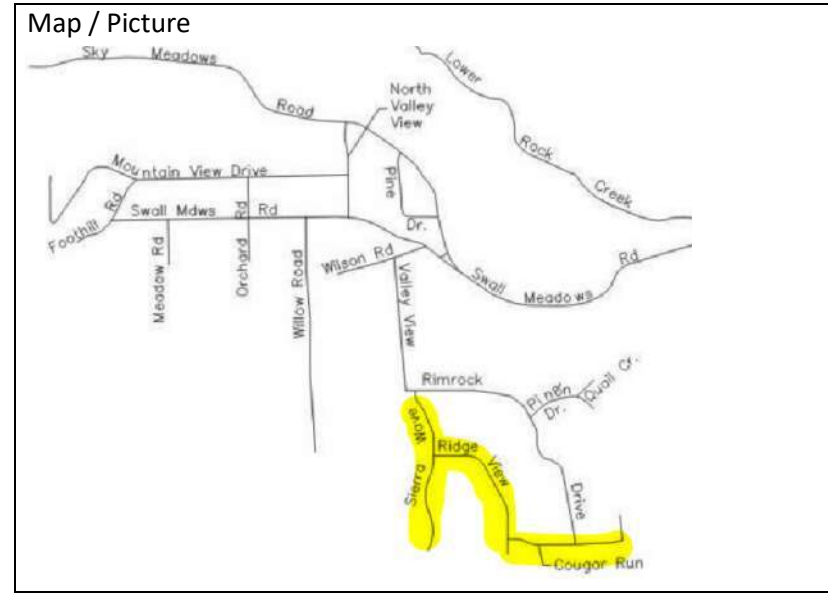
	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-15

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	After FY 2026/27

Notes

(see Notes for checked items)

<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-21

Project No	Department
Project Name	
Justification	
Description	

Map / Picture



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-21

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

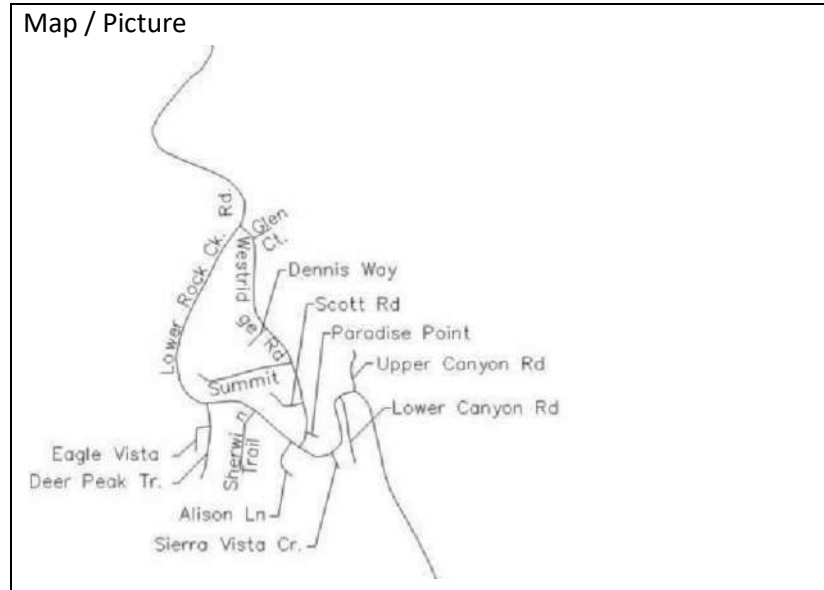
PW-ST-23-21

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

PW-ST-23-22

Project No	Department
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	After FY 2026/27

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan - 2022/2023

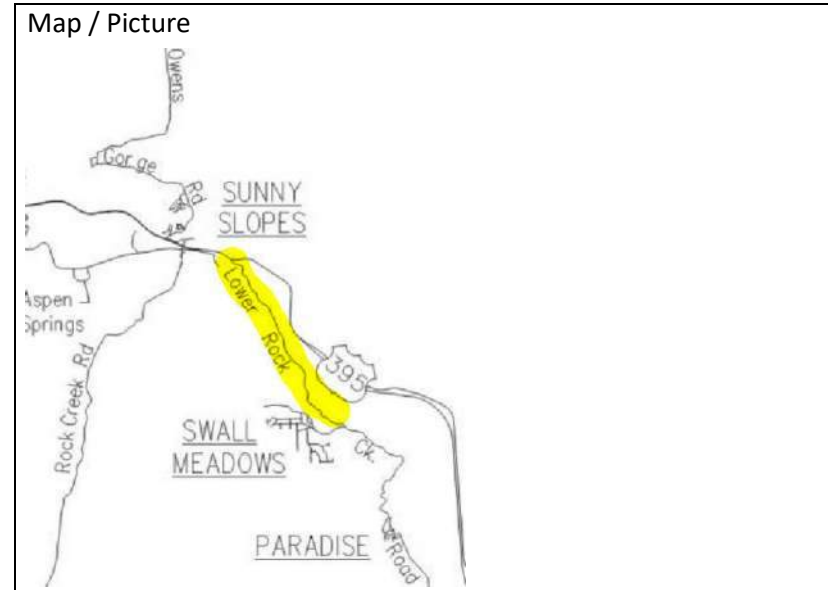
PW-ST-23-28

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



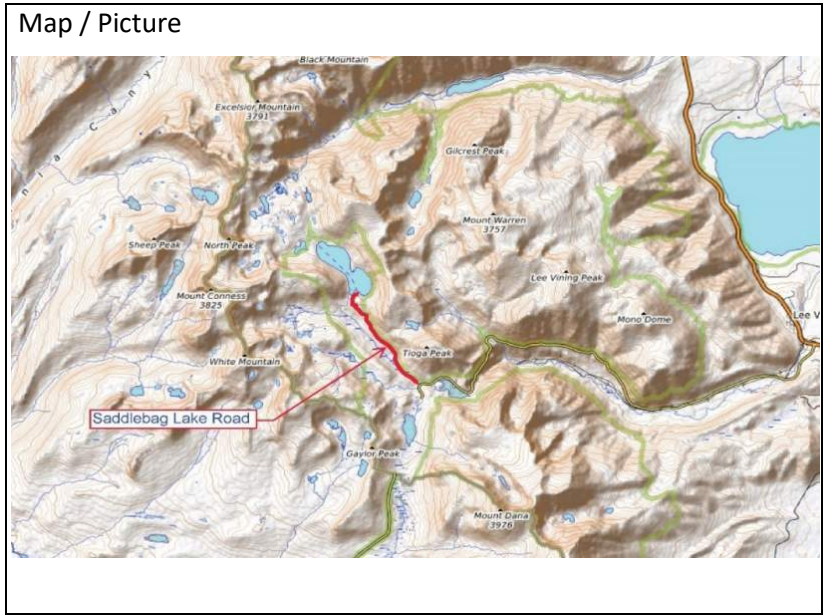
Mono County - Capital Improvement Plan - 2022/2023

PW-ST-22-29

Project No	Department / Division
------------	-----------------------

Project Name

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



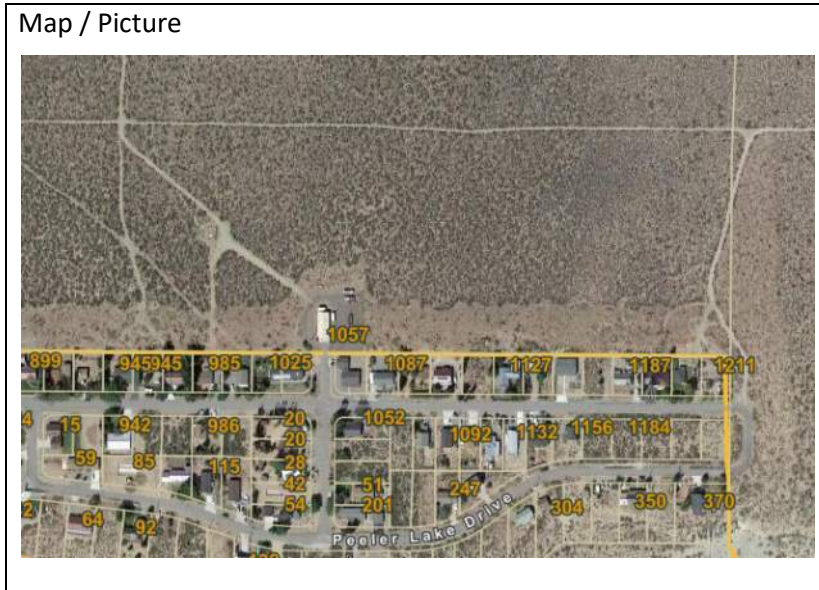
Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

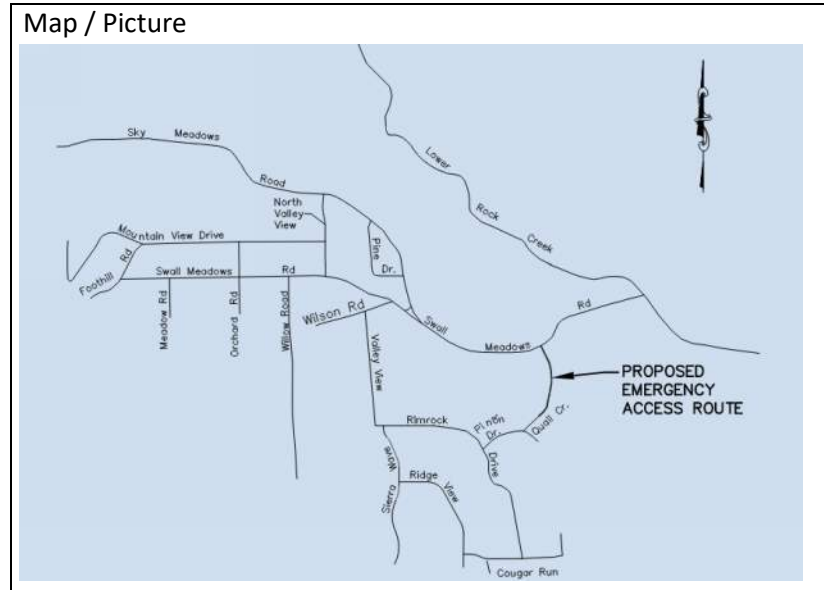
PW-ST-23-31

Project No	Department
------------	------------

Project Name

Justification

Description



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2022/23	FY2023/24	FY2024/25	FY2025/26	FY2026/27	After FY 2026/27

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)										
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)

Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Draft
Mono County
CIP
APPENDIX C



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/PPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/RPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

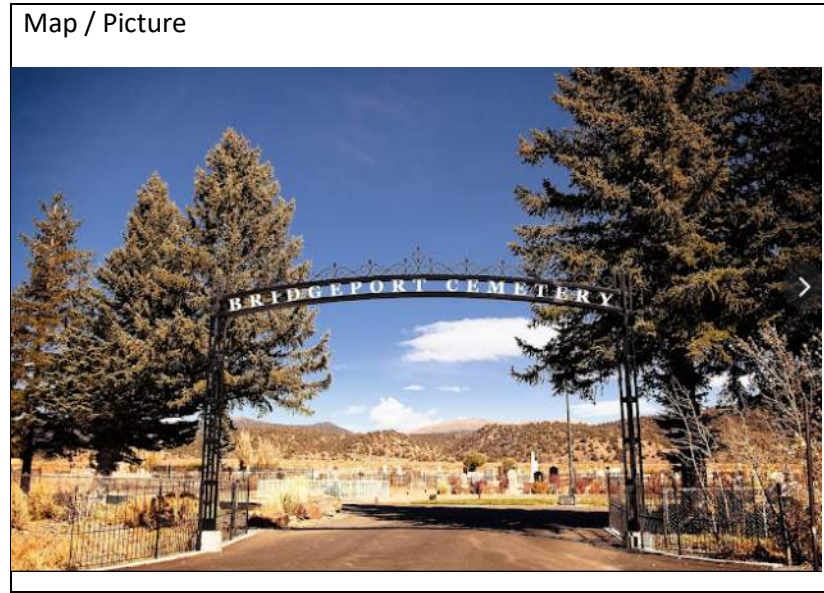
Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)

s c h e d u l e	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

	Board Direction required	Is Project funded
	CSA/RPAC/Planning support	CEQA/Environmental triggered
	Are there project risks	Will project add continued costs
	Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description

Map / Picture



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28	

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/JPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
Project Name	
Justification	
Description	



(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
Board Direction required	Is Project funded
CSA/RPAC/Planning support	CEQA/Environmental triggered
Are there project risks	Will project add continued costs
Contracts required	Are permits required



Mono County - Capital Improvement Plan

Project No	Department / Division
------------	-----------------------

Project Name

Justification

Description



(Dollars in thousands)

Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)

<input type="checkbox"/>	Board Direction required	<input type="checkbox"/>	Is Project funded
<input type="checkbox"/>	CSA/RPAC/Planning support	<input type="checkbox"/>	CEQA/Environmental triggered
<input type="checkbox"/>	Are there project risks	<input type="checkbox"/>	Will project add continued costs
<input type="checkbox"/>	Contracts required	<input type="checkbox"/>	Are permits required



Draft
Mono County
CIP
APPENDIX D



Mono County - Capital Improvement Plan

Project No	Department / Division	Map / Picture
Project Name		
Justification		
Description		

(Dollars in thousands)									
Schedule	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28

Notes

(see Notes for checked items)	
<input type="checkbox"/> Board Direction required	<input type="checkbox"/> Is Project funded
<input type="checkbox"/> CSA/JPAC/Planning support	<input type="checkbox"/> CEQA/Environmental triggered
<input type="checkbox"/> Are there project risks	<input type="checkbox"/> Will project add continued costs
<input type="checkbox"/> Contracts required	<input type="checkbox"/> Are permits required



Mono County - Capital Improvement Plan - 2022/2023

Instructions

Project No <i>to be filled in by PW, leave blank</i>	Departn <i>enter your department and any division information, and/or main contact here</i>
Project Name <i>Provide a suggested Project Name here</i>	
Justification <i>Provide a brief justification here</i>	
Description <i>Provide a brief description here, include enough details to describe project but limit to this space</i>	

Map / Picture

Provide a map, maps, or pictures here. This is not intended to be a complete map, and to support inclusion in the CIP, please limit to this space.

If no maps or picture available, please just note that, with where the project is located

(Dollars in thousands)

	Funding Source	Total	Thru FY 2022/23	FY 2023/24	FY2024/25	FY2025/26	FY2026/27	FY2027/28	After FY 2027/28
s c h e d u l e	<i>Provide as much information as you have about funding and estimated work years here, if no funding yet available, please note approximate amounts in "after FY 2026/27, or in Notes. in that case, please also note what funding sources may become available under Notes.</i>								

Notes

If you have any further notes, this is the right place for them

(see Notes for checked items)	
Board Directic	Check appropriate boxes, and provide notes about them to the left
CSA/RPAC/Pla	Environmental triggered
Are there proj	:t add continued costs
Contracts required	Are permits required



Draft
Mono County
CIP
APPENDIX E

Draft Capital Improvement Plan (CIP) Policy

In accordance with the Budget & Financial Policy there will be an annual CIP workshop with the Mono County Board to consider and prioritize projects for the following year. After the Board workshop the CIP will be taken to the Planning Agency to ensure compliance with the Mono County General Plan and then returned to the Mono County Board of Supervisors for approval. This CIP will prioritize projects and contributions from the General Fund, as well as grants and state/federal allocations for the improvement of county infrastructure and facilities.

This policy provides the framework for development of a 5-year plan and includes the following elements:

1. Project identification/location – What are the project details and location
2. Timing - When over the course of the next five years could the project be implemented
3. Funding - What funding is available and strategies to close funding gap
4. Scope - What should be included
5. Participants - Who is involved and the timing of involvement.
6. Prioritization - Guidelines for scoring projects for integration in budget cycle

A capital improvement plan (CIP) is a multi -year plan that describes the capital and /or significant maintenance projects Mono County is in need of and intends to undertake in the next five years. These projects include: acquisition or construction of facilities, infrastructure, information technology and major capital assets. The Capital Improvement Plan forecasts spending and identifies the associated funding sources essential to paying for these projects, both of which are essential to the Mono County budget. The five key elements of the Capital Improvement Plan are described below:

Project Identification

- Annually there will be a call out from Public Works to County Departments for the submission of any new CIP project worksheets to be included in the annual CIP workshop in November and an update to previously submitted project already including in the CIP.
- A CIP project worksheet needs to be filled out completely and include as much information as possible. The Project description should include a reference to the project scope and clearly identify the major tasks involved in the project.
- Project costs should be as accurate as possible at the time of the estimate and the information available. This portion will be updated annually as target dates become closer.

- Estimates should incorporate the following: Architect, engineering fees, permitting, any other development fees, legal fees, site acquisition, site development, construction, and site improvements such as grading, draining or landscaping.
- The project narrative should include a statement about why the project is necessary and a statement describing the impact to the annual operating budget and any increase or decrease in the recurring costs to operate the project once it is completed and placed in service.

TIMING

- The annual CIP covers at a minimum the next five years.
- The CIP is updated annually with a Board Workshop in November. The annual update is made to reflect the completion of projects, changing priorities and funding availability.
- The CIP should be adopted three months prior to the County' s next annual operating budget cycle.

FUNDING

- Analysis of project cost and funding sources should be conducted for all proposed projects on the CIP. This analysis will be updated annually, and funding gaps identified in both the short and long term.
- Strategies can be identified to close the funding gap and may include altering a project' s scope, adjusting the timing or breaking a larger project into smaller phases.
- Availability of funding for a specific project can impact its priority.

SCOPE

- Only projects meeting a public purpose and strategic plan objective should be proposed.
- In General, the Capital Improvement Plan is limited to projects which the County owns or intends to own and the County has an obligation to maintain, but exceptions are made for collaborative community projects.

PARTICIPANTS

- Projects proposed for inclusion in the CIP should be initiated by departments, Board Members or as directed by the County Board of Supervisors.
- Project requests are submitted and updated annually to Public Works for inclusion in the annual Mono County Board workshop.
- Public Works will compile the CIP into a table for 5-year planning.

- The County Planning Commission shall annually review the capital improvement program for consistency with the general plan before adoption by the Board of Supervisors.
- The County should provide meaningful opportunities for public comments concerning the final CIP schedule prior to adoption by the Board of Supervisors.
- The Board of Supervisors will adopt by affirmative vote the CIP Schedule in advance of the County' s next annual operating budget cycle.

PRIORITIZATION

- Projects will be prioritized on a scale ranging from 1 to 5 with 1 being the highest priority and 5 being the lowest priority by the Board of Supervisors annually.
- The prioritization of the CIP projects will inform the budgeting process and will take place at the annual Board of Supervisors workshop in advance of the normal operating budgeting cycle.
- Prioritization may be based upon the following criteria:
 1. Departmental justification rationale
 2. Overall amount of funding available and the time frame that funding is available for the project
 3. Operational impacts of the proposed project
 4. Projects identified in the County' s General Plan Importance of public safety, health and welfare and the relative risks mitigated by completion of the project
 5. Significant benefit to the public good and economic welfare of the community
 6. Client service or capacity enhancements
 7. Level of risk of obsolescent should the County not proceed with implementation of the project

Mono County Community Development Department

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

September 21, 2023

To: Mono County Planning Commission

From: Brent Calloway, Principal Planner

Re: WORKSHOP: 2023 Changes to CALFIRE Minimum Fire Safe Regulations

RECOMMENDATION

Receive report and provide any desired direction to staff.

FISCAL IMPACT

None.

DISCUSSION

The California Board of Forestry and Fire Protection adopts minimum fire safe standards into the California Code of Regulations that apply to the development of private property within the State Responsibility Area (SRA). All of the private land within unincorporated Mono County is within the SRA except a portion of the Antelope Valley, north of Larson Lane and east of US 395 which is designated as a Local Responsibility Area (LRA). The County has incorporated the minimum fire safe regulations that impact development standards into the Mono County General Plan as Chapter 22 of the Land Use Element. As of April 1, 2023, a major revision to these state development regulations has gone into effect and the development standards described by the regulations supersede our existing Chapter 22 development standards.

The most impactful change in the regulations is a requirement that all new structures require a 30-foot setback from the property line or center of pavement regardless of parcel size. This requirement previously was only applied to parcels larger than 1 acre. There are two mechanisms that can allow for a reduction in the required setback. One mechanism is an exception to the regulations that can be granted in writing by CalFire (§1270.07). The other mechanism requires a Community Development staff interpretation of state law per §1276.01(b), determining that a “practical reason” exists and that an “alternative method of structure-to-structure ignition” is incorporated into the project to allow for the reduction.

This workshop will further describe the revised regulations, the exception request process and staff’s present interpretation and implementation of §1276.01(b) that allows for setback reductions.

A future General Plan Amendment will revise Chapter 22 to defer to state law rather than repeat it, so that future modifications to state law do not trigger a General Plan update.

For questions, please contact Brent Calloway (bcalloway@mono.ca.gov, 760-924-1805).

Attachments:

1. State Minimum Fire Safe Regulations

UNOFFICIAL COPY

State Minimum Fire Safe Regulations

Board of Forestry and Fire Protection



FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

As of April 1, 2023

California Code of Regulations

Title 14 Natural Resources

Division 1.5 Department of Forestry

Chapter 7 - Fire Protection

Subchapter 2 State Minimum Fire Safe Regulations

Articles 1-5

Contents

Article 1 Administration.....3

 § 1270.00. Title3

 § 1270.01. Definitions.....3

 § 1270.02. Purpose5

 § 1270.03. Scope5

 § 1270.04. Provisions for Application of these Regulations6

 § 1270.05. Local Regulations6

 § 1270.06. Inspections.....6

 § 1270.07. Exceptions to Standards7

 § 1270.08. Distance Measurements7

Article 2 Ingress and Egress8

 § 1273.00. Intent8

 § 1273.01. Width.8

 § 1273.02. Road Surface8

 § 1273.03. Grades.....8

 § 1273.04. Radius8

 § 1273.05. Turnarounds8

 § 1273.06. Turnouts.....9

 § 1273.07. Road and Driveway Structures9

 § 1273.08. Dead-end Roads..... 10

 § 1273.09. Gate Entrances 10

Article 3 Signing and Building Numbering 11

 § 1274.00. Intent 11

 § 1274.01. Road Signs..... 11

 § 1274.02. Road Sign Installation, Location, and Visibility. 11

 § 1274.03. Addresses for Buildings. 11

 § 1274.04. Address Installation, Location, and Visibility..... 11

Article 4 Emergency Water Standards..... 12

 § 1275.00. Intent 12

 § 1275.01. Application..... 12

 § 1275.02. Water Supply. 12

 § 1275.03. Hydrants and Fire Valves. 12

Article 5 Building Siting, Setbacks, and Fuel Modification..... 13

 § 1276.00 Intent 13

 § 1276.01. Building and Parcel Siting and Setbacks 13

 § 1276.02. Ridgelines..... 14

 § 1276.03. Fuel Breaks..... 14

 § 1276.04 Greenbelts, Greenways, Open Spaces and Parks 15

 § 1276.05 Disposal of Flammable Vegetation and Fuels..... 15

Article 1 Administration

§ 1270.00. Title

Subchapter 2 shall be known as the “State Minimum Fire Safe Regulations,” and shall constitute the minimum Wildfire protection standards of the California Board of Forestry and Fire Protection.

§ 1270.01. Definitions

The following definitions are applicable to Subchapter 2.

- (a) Agriculture: Land used for agricultural purposes as defined in a Local Jurisdiction's zoning ordinances.
- (b) Board: California Board of Forestry and Fire Protection.
- (c) Building: Any Structure used or intended for supporting or sheltering any use or Occupancy, except those classified as Utility and Miscellaneous Group U.
- (d) CAL FIRE: California Department of Forestry and Fire Protection.
- (e) Dead-end Road: A Road that has only one point of vehicular ingress/egress, including cul-de-sacs and Roads that loop back on themselves
- (f) Defensible Space: The area within the perimeter of a parcel, Development, neighborhood or community where basic wildland fire protection practices and measures are implemented, providing the key point of defense from an approaching Wildfire or defense against encroaching Wildfires or escaping Structure fires. The perimeter as used in this regulation is the area encompassing the parcel or parcels proposed for construction and/or Development, excluding the physical Structure itself. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, Road names and Building identification, and fuel modification measures.
- (g) Development: As defined in section 66418.1 of the California Government Code.
- (h) Director: Director of the Department of Forestry and Fire Protection or their designee.
- (i) Driveway: A vehicular pathway that serves no more than four (4) Residential Units and any number of non-commercial or non-industrial Utility or Miscellaneous Group U Buildings on each parcel. A Driveway shall not serve commercial or industrial uses at any size or scale.
- (j) Exception: An alternative to the specified standard requested by the applicant that may be necessary due to health, safety, environmental conditions, physical site limitations or other limiting conditions, such as recorded historical sites, that provides mitigation of the problem.
- (k) Fire Apparatus: A vehicle designed to be used under emergency conditions to transport personnel and equipment or to support emergency response, including but not limited to the suppression of fires.
- (l) Fire Authority: A fire department, agency, division, district, or other governmental body responsible for regulating and/or enforcing minimum fire safety standards in the Local Jurisdiction.
- (m) Fire Hydrant: A valved connection on a water supply or storage system for the purpose of providing water for fire protection and suppression operations.
- (n) Fuel Break: A strategically located area where the volume and arrangement of vegetation has been managed to limit fire intensity, fire severity, rate of spread, crown fire potential, and/or ember production.
- (o) Greenbelts: open space, parks, wildlands, other areas, or a combination thereof, as designated by Local Jurisdictions, which are in, surround, or are adjacent to a city or urbanized area, that may function as Fuel Breaks and where Building construction is restricted or prohibited.
- (p) Greenways: Linear open spaces or corridors that link parks and neighborhoods within a community through natural or manmade trails and paths.

UNOFFICIAL COPY

(q) Hammerhead/T: A "T" shaped, three-point Turnaround space for Fire Apparatus on a Road or Driveway, being no narrower than the Road or Driveway that serves it.

(r) Hazardous Land Use: A land use that presents a significantly elevated potential for the ignition, prolonged duration, or increased intensity of a Wildfire due to the presence of flammable materials, liquids, or gasses, or other features that initiate or sustain combustion. Such uses are determined by the Local Jurisdiction and may include, but are not limited to, power-generation and distribution facilities; wood processing or storage sites; flammable gas or liquids processing or storage sites; or shooting ranges.

(s) Local Jurisdiction: Any county, city/county agency or department, or any locally authorized district that approves or has the authority to regulate Development.

(t) Municipal-Type Water System: A system having water pipes servicing Fire Hydrants and designed to furnish, over and above domestic consumption, a minimum of 250 gpm (950 L/min) at 20 psi (138 kPa) residual pressure for a two (2) hour duration.

(u) Occupancy: The purpose for which a Building, or part thereof, is used or intended to be used.

(v) One-way Road: A Road that provides a minimum of one Traffic Lane width designed for traffic flow in one direction only.

(w) Residential Unit: Any Building or portion thereof which contains living facilities including provisions for sleeping, eating, cooking and/or sanitation, for one or more persons. Manufactured homes, mobile homes, and factory-built housing are considered Residential Units.

(x) Ridgeline: The line of intersection of two opposing slope aspects running parallel to the long axis of the highest elevation of land; or an area of higher ground separating two adjacent streams or watersheds.

(y) Road: A public or private vehicular pathway to more than four (4) Residential Units, or to any industrial or commercial Occupancy.

(z) Road or Driveway Structures: Bridges, culverts, and other appurtenant Structures which supplement the Traffic Lane or Shoulders.

(aa) Same Practical Effect: As used in this subchapter, means an Exception or alternative with the capability of applying accepted wildland fire suppression strategies and tactics, and provisions for fire fighter safety, including:

- (1) access for emergency wildland fire equipment,
- (2) safe civilian evacuation,
- (3) signing that avoids delays in emergency equipment response,
- (4) available and accessible water to effectively attack Wildfire or defend a Structure from Wildfire, and

- (5) fuel modification sufficient for civilian and fire fighter safety.

(bb) Shoulder: A vehicular pathway adjacent to the Traffic Lane.

(cc) State Responsibility Area (SRA): As defined in Public Resources Code sections 4126-4127; and the California Code of Regulations, title 14, division 1.5, chapter 7, article 1, sections 1220-1220.5.

(dd) Strategic Ridgeline: a Ridgeline identified pursuant to § 1276.02(a) that may support fire suppression activities or where the preservation of the Ridgeline as an Undeveloped Ridgeline would reduce fire risk and improve fire protection.

(ee) Structure: That which is built or constructed or any piece of work artificially built up or composed of parts joined together in some definite manner.

(ff) Traffic Lane: The portion of a Road or Driveway that provides a single line of vehicle travel.

(gg) Turnaround: An area which allows for a safe opposite change of direction for Fire Apparatus at the end of a Road or Driveway.

(hh) Turnout: A widening in a Road or Driveway to allow vehicles to pass.

UNOFFICIAL COPY

- (ii) Undeveloped Ridgeline: A Ridgeline with no Buildings.
- (jj) Utility and Miscellaneous Group U: A Structure of an accessory character or a miscellaneous Structure not classified in any specific Occupancy permitted, constructed, equipped, and maintained to conform to the requirements of Title 24, California Building Standards Code.
- (kk) Vertical Clearance: The minimum specified height of a bridge, overhead projection, or vegetation clearance above the Road or Driveway.
- (ll) Vertical Curve: A curve at a high or low point of a Road that provides a gradual transition between two Road grades or slopes.
- (mm) Very High Fire Hazard Severity Zone (VHFHSZ): As defined in Government Code section 51177(i).
- (nn) Wildfire: Has the same meaning as “forest fire” in Public Resources Code Section 4103.

§ 1270.02. Purpose

- (a) Subchapter 2 has been prepared and adopted for the purpose of establishing state minimum Wildfire protection standards in conjunction with Building, construction, and Development in the State Responsibility Area (SRA) and, after July 1, 2021, the Very High Fire Hazard Severity Zones, as defined in Government Code § 51177(i) (VHFHSZ).
- (b) The future design and construction of Structures, subdivisions and Developments in the SRA and, after July 1, 2021, the VHFHSZ shall provide for basic emergency access and perimeter Wildfire protection measures as specified in the following articles.
- (c) These standards shall provide for emergency access; signing and Building numbering; private water supply reserves for emergency fire use; vegetation modification, Fuel Breaks, Greenbelts, and measures to preserve Undeveloped Ridgelines. Subchapter 2 specifies the minimums for such measures.

§ 1270.03. Scope

- (a) Subchapter 2 shall apply to:
 - (1) the perimeters and access to all residential, commercial, and industrial Building construction within the SRA approved after January 1, 1991, and those approved after July 1, 2021 within the VHFHSZ, except as set forth below in subsection (b).
 - (2) the siting of newly installed commercial modulars, manufactured homes, mobilehomes, and factory-built housing, as defined in Health and Safety Code sections 18001.8, 18007, 18008, and 19971;
 - (3) all tentative and parcel maps or other Developments approved after January 1, 1991; and
 - (4) applications for Building permits on a parcel approved in a pre-1991 parcel or tentative map to the extent that conditions relating to the perimeters and access to the Buildings were not imposed as part of the approval of the parcel or tentative map.
- (b) Subchapter 2 does not apply where an application for a Building permit is filed after January 1, 1991 for Building construction on a parcel that was formed from a parcel map or tentative map (if the final map for the tentative map is approved within the time prescribed by the local ordinance) approved prior to January 1, 1991, to the extent that conditions relating to the perimeters and access to the Buildings were imposed by the parcel map or final tentative map approved prior to January 1, 1991.
- (c) Affected activities include, but are not limited to:
 - (1) permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d);
 - (2) application for a Building permit for new construction not relating to an existing Structure;

UNOFFICIAL COPY

(3) application for a use permit;

(4) Road construction including construction of a Road that does not currently exist, or extension of an existing Road.

(d) The standards in Subchapter 2 applicable to Roads shall not apply to Roads used solely for Agriculture; mining; or the management of timberland or harvesting of forest products.

§ 1270.04. Provisions for Application of these Regulations

This Subchapter shall be applied as follows:

(a) the Local Jurisdictions shall provide the Director of the California Department of Forestry and Fire Protection (CAL FIRE) or their designee with notice of applications for Building permits, tentative parcel maps, tentative maps, and installation or use permits for construction or Development within the SRA, or if after July, 1 2021, the VHFHSZ.

(b) the Director or their designee may review and make fire protection recommendations on applicable construction or development permits or maps provided by the Local Jurisdiction.

(c) the Local Jurisdiction shall ensure that the applicable sections of this Subchapter become a condition of approval of any applicable construction or Development permit or map.

§ 1270.05. Local Regulations

(a) Subchapter 2 shall serve as the minimum Wildfire protection standards applied in SRA and VHFHSZ. However, Subchapter 2 does not supersede local regulations which equal or exceed the standards of this Subchapter.

(b) A local regulation equals or exceeds a minimum standard of this Subchapter only if, at a minimum, the local regulation also fully complies with the corresponding minimum standard in this Subchapter.

(c) A Local Jurisdiction shall not apply exemptions to Subchapter 2 that are not enumerated in Subchapter 2. Exceptions requested and approved in conformance with § 1270.07 (Exceptions to Standards) may be granted on a case-by-case basis.

(d) Notwithstanding a local regulation that equals or exceeds the State Minimum Fire Safe Regulations, Building construction shall comply with the State Minimum Fire Safe Regulations.

§ 1270.06. Inspections

Inspections shall conform to the following requirements:

(a) Inspections in the SRA shall be made by:

(1) the Director, or

(2) Local Jurisdictions that have assumed state fire protection responsibility on SRA lands, or

(3) Local Jurisdictions where the inspection duties have been formally delegated by the Director to the Local Jurisdictions, pursuant to subsection (b).

(b) The Director may delegate inspection authority to a Local Jurisdiction subject to all of the following criteria:

(1) The Local Jurisdiction represents that they have appropriate resources to perform the delegated inspection authority.

(2) The Local Jurisdiction acknowledges that CAL FIRE's authority under subsection (d) shall not be waived or restricted.

(3) The Local Jurisdiction consents to the delegation of inspection authority.

(4) The Director may revoke the delegation at any time.

(5) The delegation of inspection authority, and any subsequent revocation of the delegation, shall be documented in writing, and retained on file at the CAL FIRE Unit headquarters that administers SRA fire protection in the area.

(c) Inspections in the VHFHSZ shall be made by the Local Jurisdiction.

UNOFFICIAL COPY

(d) Nothing in this section abrogates CAL FIRE's authority to inspect and enforce state forest and fire laws in the SRA even when the inspection duties have been delegated pursuant to this section.

(e) Reports of violations within the SRA shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in the Local Jurisdiction.

(f) When inspections are conducted, they shall occur prior to: the issuance of the use permit or certificate of Occupancy; the recordation of the parcel map or final map; the filing of a notice of completion; or the final inspection of any project or Building permit.

§ 1270.07. Exceptions to Standards

(a) Upon request by the applicant, an Exception to standards within this Subchapter may be allowed by the Inspection entity in accordance with 14 CCR § 1270.06 (Inspections) where the Exceptions provide the Same Practical Effect as these regulations towards providing Defensible Space. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06, shall be made on a case-by-case basis only. Exceptions granted by the Local Jurisdiction listed in 14 CCR § 1270.06 shall be forwarded to the appropriate CAL FIRE unit headquarters that administers SRA fire protection in that Local Jurisdiction, or the county in which the Local Jurisdiction is located and shall be retained on file at the Unit Office.

(b) Requests for an Exception shall be made in writing to the Local Jurisdiction listed in 14 CCR § 1270.06 by the applicant or the applicant's authorized representative.

At a minimum, the request shall state the specific section(s) for which an Exception is requested; material facts supporting the contention of the applicant; the details of the Exception proposed; and a map showing the proposed location and siting of the Exception. Local Jurisdictions listed in § 1270.06 (Inspections) may establish additional procedures or requirements for Exception requests.

(c) Where an Exception is not granted by the inspection entity, the applicant may appeal such denial to the Local Jurisdiction. The Local Jurisdiction may establish or utilize an appeal process consistent with existing local building or planning department appeal processes.

(d) Before the Local Jurisdiction makes a determination on an appeal, the inspector shall be consulted and shall provide to that Local Jurisdiction documentation outlining the effects of the requested Exception on Wildfire protection.

(e) If an appeal is granted, the Local Jurisdiction shall make findings that the decision meets the intent of providing Defensible Space consistent with these regulations. Such findings shall include a statement of reasons for the decision. A written copy of these findings shall be provided to the CAL FIRE Unit headquarters that administers SRA fire protection in that Local Jurisdiction.

§ 1270.08. Distance Measurements

All specified or referenced distances are measured along the ground, unless otherwise stated.

Article 2 Ingress and Egress

§ 1273.00. Intent

Roads, and Driveways, whether public or private, unless exempted under 14 CCR § 1270.03(d), shall provide for safe access for emergency Wildfire equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during a Wildfire emergency consistent with 14 CCR §§ 1273.00 through 1273.09.

§ 1273.01. Width.

(a) All roads shall be constructed to provide a minimum of two ten (10) foot traffic lanes, not including shoulder and striping. These traffic lanes shall provide for two-way traffic flow to support emergency vehicle and civilian egress, unless other standards are provided in this article or additional requirements are mandated by Local Jurisdictions or local subdivision requirements. Vertical clearances shall conform to the requirements in California Vehicle Code section 35250.

(b) All One-way Roads shall be constructed to provide a minimum of one twelve (12) foot traffic lane, not including Shoulders. The Local Jurisdiction may approve One-way Roads.

(1) All one-way roads shall, at both ends, connect to a road with two traffic lanes providing for travel in different directions, and shall provide access to an area currently zoned for no more than ten (10) Residential Units.

(2) In no case shall a One-way Road exceed 2,640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each One-way Road.

(c) All driveways shall be constructed to provide a minimum of one (1) ten (10) foot traffic lane, fourteen (14) feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

§ 1273.02. Road Surface

(a) Roads shall be designed and maintained to support the imposed load of Fire Apparatus weighing at least 75,000 pounds, and provide an aggregate base.

(b) Road and Driveway Structures shall be designed and maintained to support at least 40,000 pounds.

(c) Project proponent shall provide engineering specifications to support design, if requested by the Local Jurisdiction.

§ 1273.03. Grades

(a) At no point shall the grade for all Roads and Driveways exceed 16 percent.

(b) The grade may exceed 16%, not to exceed 20%, with approval from the Local Jurisdiction and with mitigations to provide for Same Practical Effect.

§ 1273.04. Radius

(a) No Road or Road Structure shall have a horizontal inside radius of curvature of less than fifty (50) feet. An additional surface width of four (4) feet shall be added to curves of 50-100 feet radius; two (2) feet to those from 100-200 feet.

(b) The length of vertical curves in Roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall be not less than one hundred (100) feet.

§ 1273.05. Turnarounds

(a) Turnarounds are required on Driveways and Dead-end Roads.

UNOFFICIAL COPY

(b) The minimum turning radius for a turnaround shall be forty (40) feet, not including parking, in accordance with the figures in 14 CCR §§ 1273.05(e) and 1273.05(f). If a hammerhead/T is used instead, the top of the “T” shall be a minimum of sixty (60) feet in length.

(c) Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the Driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.

(d) A turnaround shall be provided on Driveways over 300 feet in length and shall be within fifty (50) feet of the building.

(d) Each Dead-end Road shall have a turnaround constructed at its terminus. Where parcels are zoned five (5) acres or larger, turnarounds shall be provided at a maximum of 1,320 foot intervals.

(e) Figure A. Turnarounds on roads with two ten-foot traffic lanes.

Figure A/Image 1 on the left is a visual representation of paragraph (b).

(f) Figure B. Turnarounds on driveways with one ten-foot traffic lane.

Figure B/Image 2 on the right is a visual representation of paragraph (b).

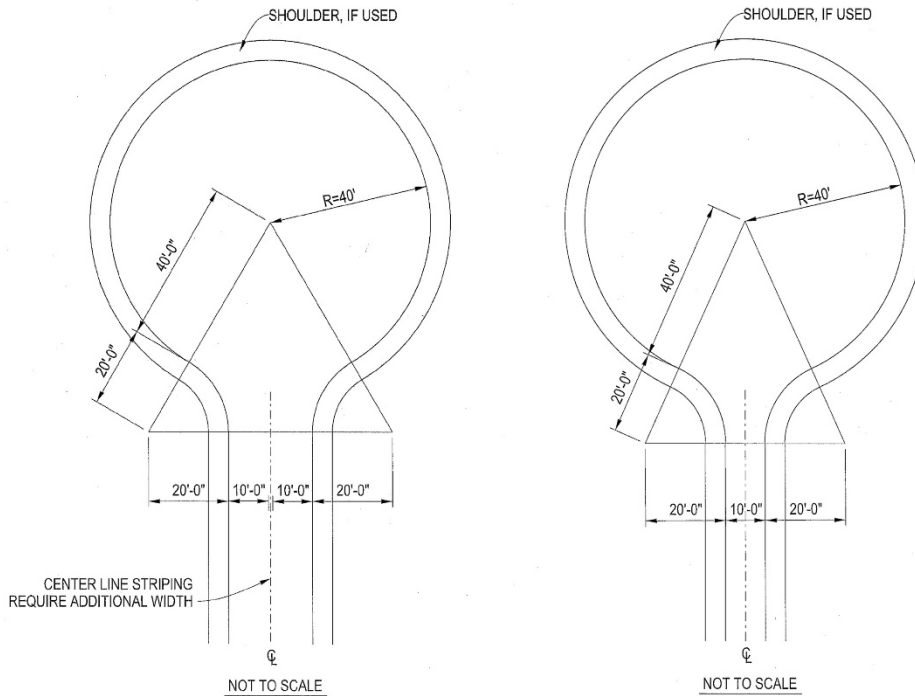


FIGURE FOR 14 CCR § 1273.05. TURNAROUND EXAMPLES

§ 1273.06. Turnouts

Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum twenty-five (25) foot taper on each end.

§ 1273.07. Road and Driveway Structures

(a) Appropriate signing, including but not limited to weight or vertical clearance limitations, One-way Road or single traffic lane conditions, shall reflect the capability of each bridge.

(b) Where a bridge or an elevated surface is part of a Fire Apparatus access road, the bridge shall be constructed and maintained in accordance with the American Association of State and

UNOFFICIAL COPY

Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition, published 2002 (known as AASHTO HB-17), hereby incorporated by reference. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the local authority having jurisdiction.

(c) Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, barriers, or signs, or both, as approved by the local authority having jurisdiction, shall be installed and maintained.

(d) A bridge with only one traffic lane may be authorized by the Local Jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

§ 1273.08. Dead-end Roads

(a) The maximum length of a Dead-end Road, including all Dead-end Roads accessed from that Dead-end Road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

parcels zoned for less than one acre - 800 feet

parcels zoned for 1 acre to 4.99 acres - 1,320 feet

parcels zoned for 5 acres to 19.99 acres - 2,640 feet

parcels zoned for 20 acres or larger - 5,280 feet

All lengths shall be measured from the edge of the Road surface at the intersection that begins the Road to the end of the Road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes requiring different length limits, the shortest allowable length shall apply.

(b) See 14 CCR § 1273.05 for dead-end road turnaround requirements.

§ 1273.09. Gate Entrances

(a) Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

(b) All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

(c) Where a One-way Road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used.

(d) Security gates shall not be installed without approval. Where security gates are installed, they shall have an approved means of emergency operation. Approval shall be by the local authority having jurisdiction. The security gates and the emergency operation shall be maintained operational at all times.

Article 3 Signing and Building Numbering

§ 1274.00. Intent

To facilitate locating a fire and to avoid delays in response, all newly constructed or approved Roads and Buildings shall be designated by names or numbers posted on signs clearly visible and legible from the Road. This section shall not restrict the size of letters or numbers appearing on road signs for other purposes.

§ 1274.01. Road Signs.

(a) Newly constructed or approved Roads must be identified by a name or number through a consistent system that provides for sequenced or patterned numbering and/or non-duplicative naming within each Local Jurisdiction. This section does not require any entity to rename or renumber existing roads, nor shall a Road providing access only to a single commercial or industrial Occupancy require naming or numbering.

(b) The size of letters, numbers, and symbols for Road signs shall be a minimum four (4) inch letter height, half inch (.5) inch stroke, reflectorized, contrasting with the background color of the sign.

§ 1274.02. Road Sign Installation, Location, and Visibility.

(a) Road signs shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet.

(b) Signs required by this article identifying intersecting Roads shall be placed at the intersection of those Roads.

(c) A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end roads, one-way roads, or single lane conditions, shall be placed:

- (1) at the intersection preceding the traffic access limitation, and
- (2) no more than one hundred (100) feet before such traffic access limitation.

(d) Road signs required by this article shall be posted at the beginning of construction and shall be maintained thereafter.

§ 1274.03. Addresses for Buildings.

(a) All Buildings shall be issued an address by the Local Jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U Buildings are not required to have a separate address; however, each Residential Unit within a Building shall be separately identified.

(b) The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

(c) Addresses for residential Buildings shall be reflectorized.

§ 1274.04. Address Installation, Location, and Visibility.

(a) All buildings shall have a permanently posted address which shall be plainly legible and visible from the Road fronting the property.

(b) Where access is by means of a private Road and the address identification cannot be viewed from the public way, an unobstructed sign or other means shall be used so that the address is visible from the public way.

(c) Address signs along one-way Roads shall be visible from both directions.

(d) Where multiple addresses are required at a single driveway, they shall be mounted on a single sign or post.

UNOFFICIAL COPY

(e) Where a Road provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest Road intersection providing access to that site, or otherwise posted to provide for unobstructed visibility from that intersection.

(f) In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter.

Article 4 Emergency Water Standards

§ 1275.00. Intent

Emergency water for Wildfire protection shall be available, accessible, and maintained in quantities and locations specified in the statute and these regulations in order to attack a Wildfire or defend property from a Wildfire.

§ 1275.01. Application

The provisions of this article shall apply in the tentative and parcel map process when new parcels are approved by the Local Jurisdiction.

§ 1275.02. Water Supply.

(a) When a water supply for structure defense is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when alternative methods of protection are provided and approved by the Local Jurisdiction.

(b) Water systems equaling or exceeding the California Fire Code, California Code of Regulations title 24, part 9, or, where a municipal-type water supply is unavailable, National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting," 2017 Edition, hereby incorporated by reference, shall be accepted as meeting the requirements of this article.

(c) Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man made containment structure, as long as the specified quantity is immediately available.

(d) Nothing in this article prohibits the combined storage of emergency Wildfire and structural firefighting water supplies unless so prohibited by local ordinance or specified by the local fire agency.

(e) Where freeze or crash protection is required by Local Jurisdictions, such protection measures shall be provided.

§ 1275.03. Hydrants and Fire Valves.

(a) The hydrant or fire valve shall be eighteen (18) inches above the finished surface. Its location in relation to the road or driveway and to the building(s) or structure(s) it serves shall comply with California Fire Code, California Code of Regulations title 24, part 9, Chapter 5, and Appendix C.

(b) The hydrant head shall be a two and half (2 1/2) inch National Hose male thread with cap for pressure and gravity flow systems and four and a half (4 1/2) inch for draft systems.

(c) Hydrants shall be wet or dry barrel and have suitable freeze or crash protection as required by the local jurisdiction.

§ 1275.04. Signing of Water Sources.

(a) Each hydrant, fire valve, or access to water shall be identified as follows:

- (1) if located along a driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the driveway address sign and mounted on a fire retardant post, or
- (2) if located along a road,

UNOFFICIAL COPY

- (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said hydrant or fire valve, with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the driveway, or
- (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

§ 1275.04. Signing of Water Sources.

- (a) Each Fire Hydrant or access to water shall be identified as follows:
 - (1) if located along a Driveway, a reflectorized blue marker, with a minimum dimension of three (3) inches shall be located on the Driveway address sign and mounted on a fire retardant post, or
 - (2) if located along a Road,
 - (i) a reflectorized blue marker, with a minimum dimension of three (3) inches, shall be mounted on a fire retardant post. The sign post shall be within three (3) feet of said Fire Hydrant with the sign no less than three (3) feet nor greater than five (5) feet above ground, in a horizontal position and visible from the Driveway, or
 - (ii) as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Article 5 Building Siting, Setbacks, and Fuel Modification

§ 1276.00 Intent

To reduce the intensity of a Wildfire, reducing the volume and density of flammable vegetation around Development through strategic fuel modification, parcel siting and Building setbacks, and the protection of Undeveloped Ridgelines shall provide for increased safety for emergency fire equipment, including evacuating civilians, and a point of attack or defense from a Wildfire.

§ 1276.01. Building and Parcel Siting and Setbacks

- (a) All parcels shall provide a minimum thirty (30) foot setback for all Buildings from all property lines and/or the center of a Road, except as provided for in subsection (b).
- (b) A reduction in the minimum setback shall be based upon practical reasons, which may include but are not limited to, parcel dimensions or size, topographic limitations, Development density requirements or other Development patterns that promote low-carbon emission outcomes; sensitive habitat; or other site constraints, and shall provide for an alternative method to reduce Structure-to-Structure ignition by incorporating features such as, but not limited to:
 - (1) non-combustible block walls or fences; or
 - (2) non-combustible material extending five (5) feet horizontally from the furthest extent of the Building; or
 - (3) hardscape landscaping; or
 - (4) a reduction of exposed windows on the side of the Structure with a less than thirty (30) foot setback; or
 - (5) the most protective requirements in the California Building Code, California Code of Regulations Title 24, Part 2, Chapter 7A, as required by the Local Jurisdiction.

UNOFFICIAL COPY

§ 1276.02. Ridgelines

(a) The Local Jurisdiction shall identify Strategic Ridgelines, if any, to reduce fire risk and improve fire protection through an assessment of the following factors:

- (1) Topography;
- (2) Vegetation;
- (3) Proximity to any existing or proposed residential, commercial, or industrial land uses;
- (4) Construction where mass grading may significantly alter the topography resulting in the elimination of Ridgeline fire risks;
- (5) Ability to support effective fire suppression; and
- (6) Other factors, if any, deemed relevant by the Local Jurisdiction.

(b) Preservation of Undeveloped Ridgelines identified as strategically important shall be required pursuant to this section.

(c) New Buildings on Undeveloped Ridgelines identified as strategically important are prohibited, as described in subsections (c)(1), (c)(2), and (c)(3).

(1) New Residential Units are prohibited within or at the top of drainages or other topographic features common to Ridgelines that act as chimneys to funnel convective heat from Wildfires.

(2) Nothing in this subsection shall be construed to alter the extent to which utility infrastructure, including but not limited to wireless telecommunications facilities, as defined in Government Code section 65850.6, subdivision (d)(2), or Storage Group S or Utility and Miscellaneous Group U Structures, may be constructed on Undeveloped Ridgelines.

(3) Local Jurisdictions may approve Buildings on Strategic Ridgelines where Development activities such as mass grading will significantly alter the topography that results in the elimination of Ridgeline fire risks.

(d) The Local Jurisdiction may implement further specific requirements to preserve Undeveloped Ridgelines.

§ 1276.03. Fuel Breaks

(a) When Building construction meets the following criteria, the Local Jurisdiction shall determine the need and location for Fuel Breaks in consultation with the Fire Authority:

- (1) the permitting or approval of three (3) or more new parcels, excluding lot line adjustments as specified in Government Code (GC) section 66412(d); or
- (2) an application for a change of zoning increasing zoning intensity or density; or
- (3) an application for a change in use permit increasing use intensity or density.

(b) Fuel Breaks required by the Local Jurisdiction, in consultation with the Fire Authority, shall be located, designed, and maintained in a condition that reduces the potential of damaging radiant and convective heat or ember exposure to Access routes, Buildings, or infrastructure within the Development.

(c) Fuel Breaks shall have, at a minimum, one point of entry for fire fighters and any Fire Apparatus. The specific number of entry points and entry requirements shall be determined by the Local Jurisdiction, in consultation with the Fire Authority.

(d) Fuel Breaks may be required at locations such as, but not limited to:

- (1) Directly adjacent to defensible space as defined by 14 CCR § 1299.02 to reduce radiant and convective heat exposure, ember impacts, or support fire suppression tactics;
- (2) Directly adjacent to Roads to manage radiant and convective heat exposure or ember impacts, increase evacuation safety, or support fire suppression tactics;
- (3) Directly adjacent to a Hazardous Land Use to limit the spread of fire from such uses, reduce radiant and convective heat exposure, or support fire suppression tactics;

UNOFFICIAL COPY

(4) Strategically located along Ridgelines, in Greenbelts, or other locations to reduce radiant and convective heat exposure, ember impacts, or support community level fire suppression tactics.

(e) Fuel Breaks shall be completed prior to the commencement of any permitted construction.

(f) Fuel Breaks shall be constructed using the most ecologically and site appropriate treatment option, such as, but not limited to, prescribed burning, manual treatment, mechanical treatment, prescribed herbivory, and targeted ground application of herbicides.

(g) Where a Local Jurisdiction requires Fuel Breaks, maintenance mechanisms shall be established to ensure the fire behavior objectives and thresholds are maintained over time.

(h) The mechanisms required shall be binding upon the property for which the Fuel Break is established, shall ensure adequate maintenance levels, and may include written legal agreements; permanent fees, taxes, or assessments; assessments through a homeowners' association; or other funding mechanisms.

§ 1276.04 Greenbelts, Greenways, Open Spaces and Parks

(a) Where a Greenbelt, Greenway, open space, park, landscaped or natural area, or portions thereof, is intended to serve as a Fuel Break, the space or relevant portion thereof shall conform with the requirements in § 1276.03 (Fuel Breaks).

§ 1276.05 Disposal of Flammable Vegetation and Fuels

The disposal, including burning or removal to a site approved by the Local Jurisdiction, in consultation with the Fire Authority, of flammable vegetation and fuels caused by site construction, Road, and Driveway construction shall be in accordance with all applicable laws and regulations.

FOR INFORMATIONAL USE ONLY

View the official California Code of Regulations online at
govt.westlaw.com/calregs

Mono County Planning Division*: Current Projects

November 16, 2023

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

Completed		
DR	Crowley	Trailer during construction
DR	Paradise	Minor modification to specific plan - denied
Rock Creek Ranch	Swall Meadows	Significant time on reviewing and understanding applicant information, meeting with HCD
Wheeler Crest Design Review Committee	Swall Meadows	Continue to hold regular meetings to approve projects and set up administration
Short-Term Rental Moratorium on multi-family residential units	Countywide	Moratorium did not pass on Oct. 10. Board revisited on Nov. 7, did not adopt.
Study of Short-Term Rental Impacts on workforce housing initiated	Countywide	Work has been initiated.

Active Planning Permit Applications		
Permit Type	Community	Description
GPA/SP	Mono Basin	STRs & campground, awaiting applicant approval of CEQA costs
GPA/SP	Sonora Junction	Permit existing nonconforming campground, change LUD from RM to SP
GPA/SP	Tri-Valley	Cannabis cultivation, approved by PC in Nov. 2022, awaiting fee payments before going to Board, issued 30-day Inactive Projects notice
UP	June Lake	New RV Park (Bear Paw)
UP	Walker	RV Storage facility
UP	June Lake	Year-round food truck at Ohana's lot
DR	June Lake	Convert existing building to club house with minor retail
LLA	Coleville	adjust lot line - awaiting response to cxs
LLA	Bridgeport	LLA
LM	Swall Meadows	merger - filing appeal for prop taxes
LM	June Lake	merger - final docs on way

Active Policy/Planning Projects		
Name	Community	Description
Biomass Facility	Mammoth Area	Assist with land use planning issues as necessary; project site proposed at Ormat geothermal plant
Review State Minimum Fire Safe Standards and update General Plan regulations	Countywide	Will be a separate GPA
Housing Policy	Countywide	Housing Element tracking and policy development per Board's direction, met with new Housing Manager
Special District Study	Countywide	underway
Multi-Jurisdictional Hazard Mitigation Plan Update	Countywide	underway; in collaboration with the Town of Mammoth Lakes
US 395 Wildlife Crossings	Long Valley	Project committee to construct wildlife crossings on US 395; Caltrans lead

Active Policy/Planning Projects		
Wheeler Crest Design Review	Swall Meadows	Convert to Brown Act body
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, Board has requested another workshop - scheduled for Dec. 5
Revision to Chapter 11	Countywide; Antelope Valley	on hold pending staffing resources
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
Sage grouse conservation	countywide	update of Bi-State Action Plan, monitor and comment on USFWS listing in progress, collaborate with DWP on habitat conservation
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

Mono County Housing Element Goal 1: Increase Overall Housing Supply, Consistent with County's Rural Character Programs targeted at producing more units, irrespective of income level. Mono County has a lack of overall supply and supports the creation of all residential projects that provide housing within the context of community plans. Programs are primarily targeted at identifying appropriate sites and removing constraints that slow or limit development.

Mono County Housing Element GOAL 1.1 Update opportunity site database and identify sites within or adjacent to existing communities suitable for development targeted at addressing housing needs in the County.

Related Programs from 2014 Housing Element Update: 1:2, 1:4

Objective: Identify adequate sites for a range of housing opportunities.

Resources Needed: Accomplished through current staffing

Responsible Agencies: CDD

Timeframe: Update database at least once per housing cycle. **Opportunity sites are most recently identified through this Housing Element Update.**

***Board priority.**



Quick Facts ⁶	Wheeler Crest Buildout Potential		
Communities: Swall Meadows (pop: 220) Paradise (pop: 155) Housing Units: 216 Lowest average household size (2.13) and highest median age in County (53.4) Highest percentage of owner-occupied units in County (93.8%)	Land Use Designation	Acres	Unit Potential
	ER	719	232
	RM	3	2
	SFR	130	154
	Total	852	389
Buildout Potential Remaining: 45.5%			

Background

The Wheeler Crest planning area consists of the communities of Swall Meadows and Paradise. Residential designations are exclusively Estate Residential (ER) and Single-Family Residential (SFR), which provides for single-family residences (and possible accessory units) on larger lots. The planning area is notable for its low average household size (correlated with its high median age) and a high percentage of owner-occupied units (93.8%).

Recent development has largely been reconstruction following the 2015 Round Fire – six homes have been rebuilt since the fire, with more underway. **The Rock Creek Ranch Specific Plan, located east of Paradise, provides an opportunity for a single-family residential subdivision. However, water service and access remain barriers for the potential project.**



Wheeler Crest Planning Area boundaries

Key Sites

Rock Creek Ranch Specific Plan

APN: 026-330-002

Acres: 55.3

Unit Potential: 23

LUD: Estate Residential, Specific Plan

Income Level: Moderate

Specific Plan for single-family development. Specific Plan was amended in 2014 to reduce unit potential from 59 to 23 due to CalFire requirement for secondary emergency access. Constraints include water service and access from Lower Rock Creek Road due to challenging grades.



Mono County Housing Element 2014:

Program 1:2 Inventory existing and/or potential agency housing areas (Mono County, Town of Mammoth Lakes, Southern Mono Hospital District, Mammoth Unified School District, USFS, BLM, Caltrans, LADWP, etc.) and work with agencies to assess where additional housing might be made available.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: This task was left out of the land tenure project and will be addressed by the land tenure committee. Effectiveness: Incomplete.

Adjustments to Program: The program will be addressed by the land tenure subcommittee

Program 1:4 Examine the inventory of County-owned land for potential housing sites (e.g., roadshop sites, Conway Ranch, Sheriff Substation, etc.).

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: The future use and potential exchange of county owned facilities within and near community areas has been incorporated into local area plans. The Sheriff Substation was analyzed by contractors and architects for the potential conversion into a habitable unit, however, costs has not been allocated for the project.

Effectiveness: Successful, Ongoing.

Adjustments to Program: The use of county owned land will continue to be incorporated into local area plans.

IV ROCK CREEK RANCH SPECIFIC PLAN**IV.A PURPOSE, STATEMENT AND ISSUES ADDRESSED**

The purpose of the Rock Creek Ranch Specific Plan is to establish a formal link between implementing policies of the Mono County General Plan and the Rock Creek Ranch development proposal. This amended Specific Plan: (1) establishes all zoning regulations, (2) governs all subdivision, public works project and development activity on the site, (3) sets forth the distribution, location and extent of land uses and essential facilities and utilities to serve the site, (4) defines the standards and criteria by which development will proceed, and (5) identifies specific measures and enforcement responsibilities for implementing all applicable regulations, programs, public works projects and financing activities. The project applicant and developer is C & L Development, LLC. The Specific Plan text was prepared by Bauer Planning and Environmental Services Inc., working with and under contract to the Mono County Community Development Department.

IV.D OBJECTIVES, POLICIES AND REGULATORY CONSIDERATIONS

The primary objective of the Rock Creek Ranch Specific Plan is to fulfill the General Plan vision for ultimate development of the Paradise community through a plan that protects the scenic, recreational and natural resources of the area while sustaining the small-town atmosphere and rural-residential character and quality of life that characterizes Mono County. An important secondary objective is to allow for enhanced reliability and fire safety to the Rock Creek Ranch project and the community of Paradise. The Paradise Fire Protection District has indicated to the County that it will provide fire protection services to the 10-lot Rock Creek Ranch project.

INFILL PROJECT**100% LOW INCOME HOUSING, ELIGIBLE FOR BONUS DENSITY****EIR CERTIFIED****APPROVED SPECIFIC PLAN FOR 10-LOT SUBDIVISION****CAL FIRE ROAD LENGTH EXEMPTION GRANTED**

SB 330 Limits Local Laws Over Housing Developments

New California Housing Laws

As part of Gov. Gavin Newsom's pledge to create 3.5 million new housing units by 2025, he signed Senate Bill 330 on Oct. 9. The new law makes numerous changes to the Permit Streamlining Act and the Housing Accountability Act, many of which are in effect only until Jan. 1, 2025, and establishes the Housing Crisis Act.

Under the new rules, cities and counties will be limited in the ordinances and policies that can be applied to housing developments. "Housing development" is now defined to include residential projects, mixed-use projects with 2/3 of the square footage dedicated to residential units and transitional or supportive housing projects.

New Preliminary Application Process

The legislation creates a preliminary application process. A housing development will be deemed to have completed the preliminary application process by providing specified information regarding:

- site characteristics,
- the planned project,
- certain environmental concerns,
- facts related to any potential density bonus,
- certain coastal zone-specific concerns,
- the number of units to be demolished and
- the location of recorded public easements.

With limited exceptions, housing developments will only be subject to those ordinances and policies in effect when the completed preliminary application is submitted. The public agency must make any historic site determination at the time the developer has complied with the preliminary application checklist. That determination can only be changed if archaeological, paleontological or tribal cultural resources are found during development.

To facilitate the preliminary application process, all public agencies must compile a checklist that specifies what is required to complete a development application. The application checklist must now be made available in writing and on the public agency's website.

The developer has 180 days from the submittal of the preliminary application to submit a development application. Under SB 330, the local agency now has additional disclosure obligations when rejecting an application as incomplete and cannot request anything that is not identified on the application checklist.

Streamlining Provisions

The Housing Accountability Act was amended to prohibit more than 5 hearings when reviewing a project that complied with the general plan and zoning code objective standards when the application was deemed complete. "Hearing" is broadly defined to include any workshop or meeting of a board, commission, council, department or subcommittee.

Additionally, a housing development cannot be required to rezone the property if it is consistent with the objective general plan standards for the property. The public agency may require the housing development to comply with the objective zoning code standards applicable to the property, but only to the extent they facilitate the development at the density allowed by the general plan.

SB 330 also shortens the timeframes for housing development approval under the Permit Streamlining Act. Local agencies now have 90 days, instead of 120 days, following certification of the environmental impact report, to approve the project. For low-income projects seeking tax credits or other public funding, that time frame is 60 days.

Housing Crisis Act of 2019

The HCA freezes many development standards in affected cities and counties starting Jan. 1. Generally, an affected city or county will be a U.S. Census Bureau-designated urbanized area. Under the HCA, the Department of Housing and Community Development will determine the affected cities and counties by June 30. HCD may revise this list after Jan. 1, 2021 to address changes in urbanized areas based upon the new census data.

Among other changes, the HCA provides that, where housing is an allowable use, an affected public agency, including its voters by referendum or initiative, may not change a land use designation (general plan or zoning) to remove housing as a permitted use or reduce the intensity of residential uses permitted under the general plan and zoning codes that were in place as of Jan. 1, 2018. The exception is if the city concurrently changes the standards applicable to other parcels to ensure there is no net loss in residential capacity.

Affected public agencies are also prohibited from imposing a moratorium or similar restriction on a housing development, including mixed-use developments, except to specifically protect against imminent threats to public health and safety. Additionally, affected public agencies cannot enforce a moratorium or other similar restriction on a housing development until the ordinance has been approved by HCD. As of Jan. 1, affected cities or counties are prohibited from imposing or enforcing subjective design standards on housing developments where housing is an allowable use. Objective standards are limited to design standards that involve no personal or subjective judgment by a public official. They must be verifiable by reference to an external and uniform benchmark available to both the applicant and the public official prior to application submittal.

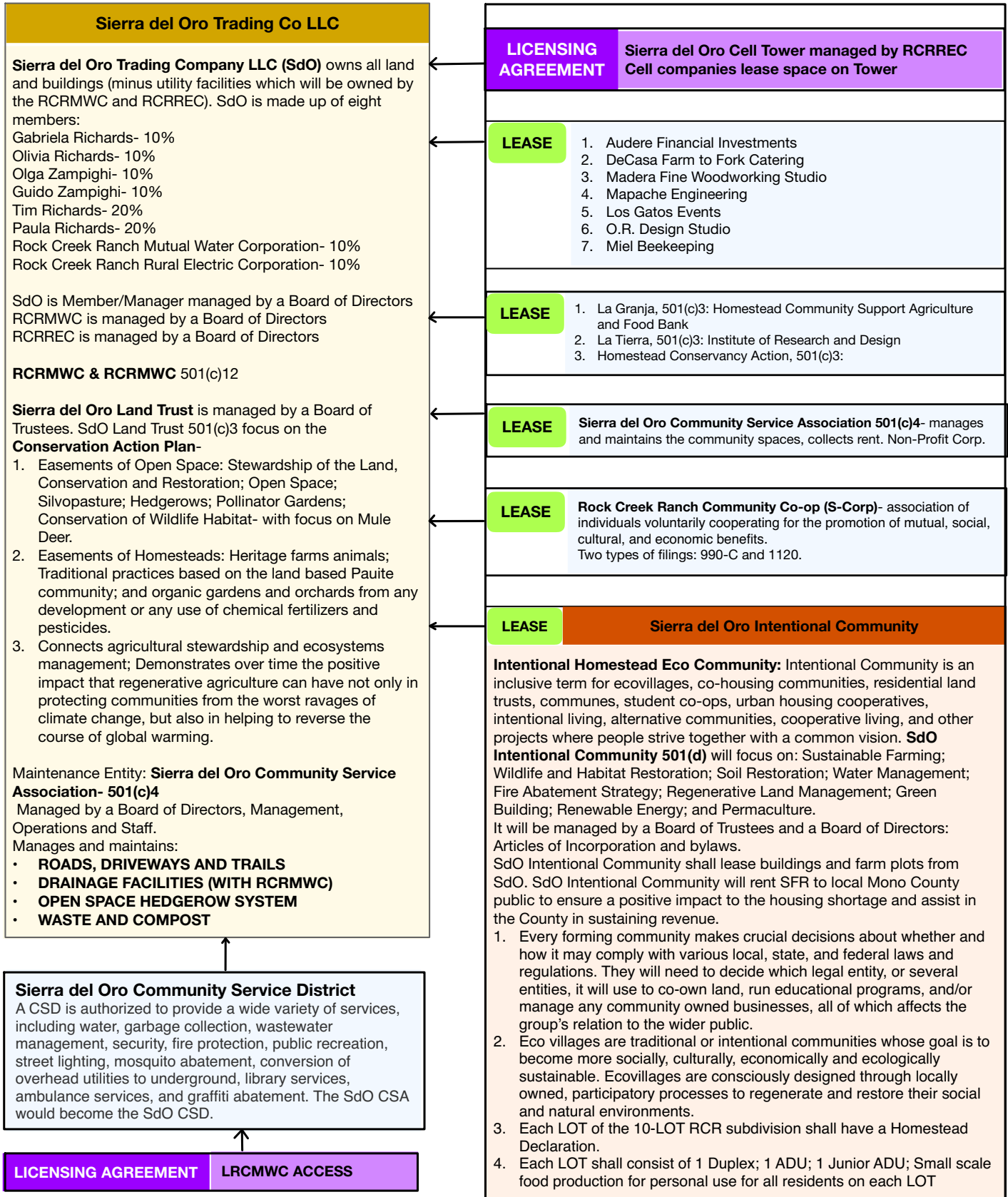
An affected city or county is also prohibited from establishing or implementing any growth-control measure adopted by the voters after 2005 that:

- limits the number of land use approvals for housing annually,
- acts as a cap on the number of housing units that can be constructed or
- limits the population of the city or county.

The HCA also prohibits development approvals that require residential unit demolition. Unless the project will replace all existing or previously demolished affordable restricted units, it will include at least as many units as existed on the site within the previous 5 years. Existing residents are allowed to remain until 6 months before construction begins, and displaced residents are provided relocation benefits and a right of first refusal for a comparable unit in the new project at an affordable rent.

With California's housing shortage reaching crisis levels, the state Legislature and Gov. Gavin Newsom approved a slew of new bills this session aimed at helping the situation. Using a mix of carrots and sticks, these laws will change how cities and counties address housing shortages in their own communities. Watch for more Legal Alerts analyzing the new laws and how they impact your agency.

ADD UPDATE GOVERNING BODIES AND STRUCTURE ENTITIES FOR MANAGEMENT AND MAINTENANCE OF EASEMENTS, UTILITIES, INFRASTRUCTURE AND BUILDOUT TABLE 1



**ADD UPDATE GOVERNING BODIES AND STRUCTURE ENTITIES FOR
MANAGEMENT AND MAINTENANCE OF EASEMENTS, UTILITIES,
INFRASTRUCTURE AND BUILDOUT
UPDATE TO EASEMENTS IN RELATION TO ENTITIES TABLE 2**

Rock Creek Ranch Updated Existing Easements

- 8/4/22 Doc #2022003106 Easement Agreement, by and between SIERRA DEL ORO TRADING COMPANY LLC TO ROCK CREEK RANCH MUTUAL WATER CORPORATION and ROCK CREEK RANCH RURAL ELECTRIC CORPORATION for a right of access, ingress and egress, upon and across the Parcel.

Rock Creek Ranch Pending/Proposed Easements

- Drainage Easement RCRMWC, will be done on separate application PROPOSED
- Solar Easements RCRREC, will be done on separate application PROPOSED
- Utility Easement for Water Facilities LOT 1 RCRMWC PENDING
- Utility Easement for Water Facilities LOT 1 RCRREC PENDING
- Utility Easement for electric micro-grid substation LOT 1 RCRREC PENDING
- Waste management facilities easement LOT 1 Sierra del Oro Community Service Association (SdO CSA) PENDING
- Access trails with Hedgerow system in Open Space SdO CSA PENDING
- Conservation Easements Sierra Land Trust PENDING
- Maintenance Entity Easements for New Access Road SdO CSA PENDING
- Maintenance Entity Easements for Driveways SdO CSA PENDING
- Maintenance Entity Easements for Trails SdO CSA PENDING
- Utility Easement 20' RCRMWC and RCRREC PROPOSED
- Access Easement to LOT LINE trails, must specify non motorized use only except for emergency vehicles, side by sides (ORV SxS) per RCR SP PROPOSED

Rock Creek Ranch Mutual Water Corporation	COMPLETE
Rock Creek Ranch Rural Electric Corporation	COMPLETE
Sierra del Oro Community Service Association (SdO CSA)	PENDING
Sierra del Oro Land Trust	PENDING
Sierra del Oro Intentional Community	PENDING
Sierra del Oro Community Service District	PROPOSED

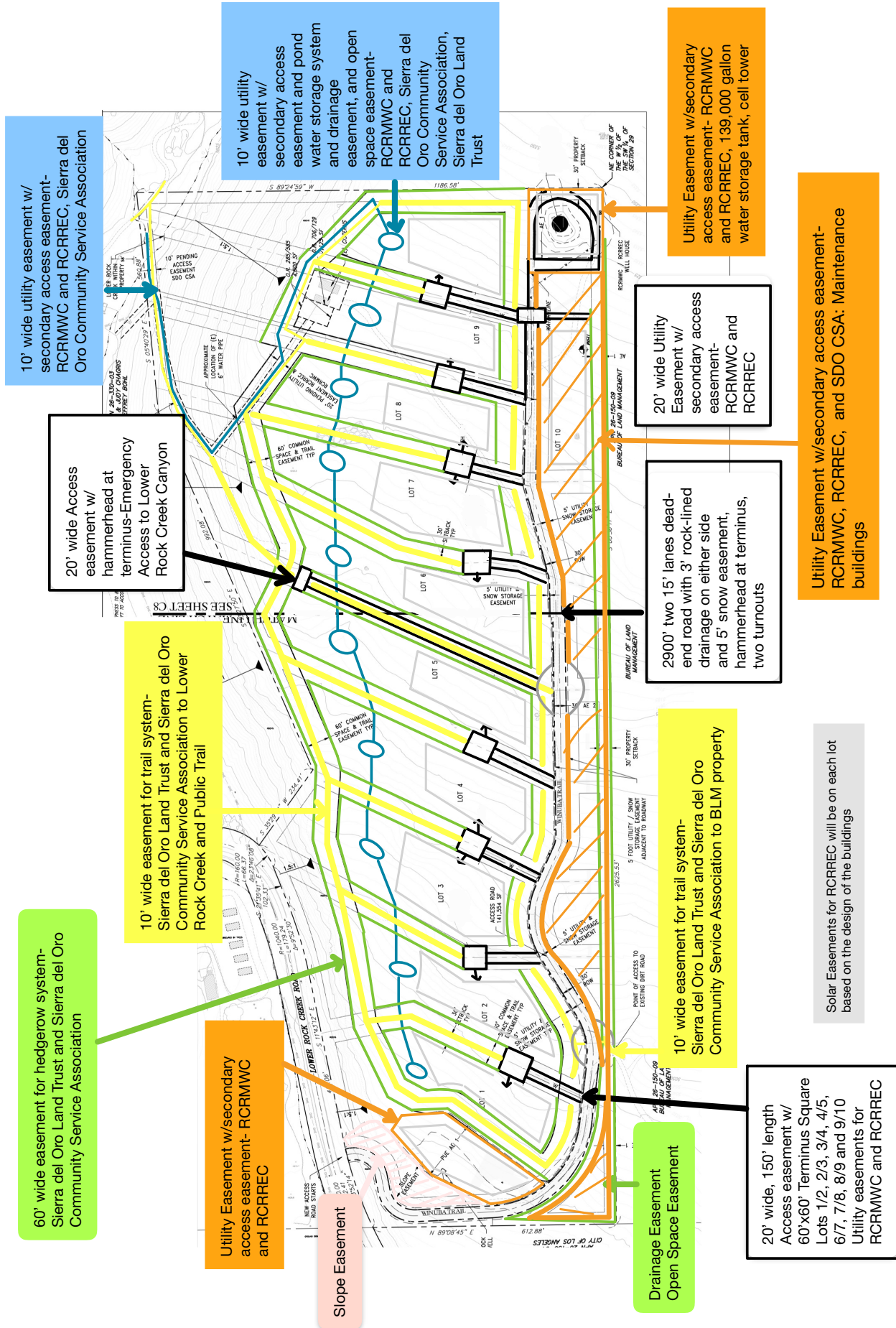
Capital Improvement Costs Updated 2023

Estimates:

Earthwork and erosion control, excluding New Access Point	\$3.50 million
Engineering, design and construction of New Access Point	\$1.20 million
Rock Crushing and engineering for fill	\$0.55 million
Paving of New Access Road, Eco-pavers	\$1.00 million
Trail design, engineering and construction	\$2.50 million
Drainage system design, engineering and construction	\$1.20 million
Water facilities engineering, design, permits and construction	\$3.50 million
Underground utilities	\$1.80 million
Micro-grid substation and solar system	\$3.75 million
Cell tower	\$1.00 million

Sub Total		\$20.00 million
Contingency Reserve	15.00%	\$3.00 million
Total		\$23.00 million

ADD UPDATE AND NEW EASEMENT AREAS IN THE FINAL RECORDING FOR INFRASTRUCTURE BUILDINGS DEPICTION MAP 1



10' wide utility easement w/ secondary access easement-RCRMWC and RCRREC, Sierra del Oro Community Service Association

10' wide utility easement w/ secondary access easement and pond water storage system and drainage easement, and open space easement-RCRMWC and RCRREC, Sierra del Oro Community Service Association, Sierra del Oro Land Trust

Utility Easement w/secondary access easement- RCRMWC and RCRREC, 139,000 gallon water storage tank, cell tower

20' wide Access easement w/ hammerhead at terminus-Emergency Access to Lower Rock Creek Canyon

20' wide Utility Easement w/ secondary access easement-RCRMWC and RCRREC

Utility Easement w/secondary access easement-RCRMWC, RCRREC, and SDO CSA: Maintenance buildings

10' wide easement for trail system-Sierra del Oro Land Trust and Sierra del Oro Community Service Association to Lower Rock Creek and Public Trail

2900' two 15' lanes dead-end road with 3' rock-lined drainage on either side and 5' snow easement, hammerhead at terminus, two turnouts

60' wide easement for hedgerow system-Sierra del Oro Land Trust and Sierra del Oro Community Service Association

Utility Easement w/secondary access easement- RCRMWC and RCRREC

10' wide easement for trail system-Sierra del Oro Land Trust and Sierra del Oro Community Service Association to BLM property

Solar Easements for RCRREC will be on each lot based on the design of the buildings

Slope Easement

Drainage Easement Open Space Easement

20' wide, 150' length Access easement w/ 60'x60' Terminus Square Lots 1/2, 2/3, 3/4, 4/5, 6/7, 7/8, 8/9 and 9/10 Utility easements for RCRMWC and RCRREC

**ADD UPDATE GOVERNING BODIES AND STRUCTURE ENTITIES FOR
MANAGEMENT AND MAINTENANCE OF EASEMENTS, UTILITIES,
INFRASTRUCTURE AND BUILDOUT
LOT LAND DIVISION TABLE 3**

LOT NO.	TOTAL LOT SIZE		BUILDING ENVELOPE		PROPOSED NET DISTURBED AREA		
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(%)
1	268,105	6.15	154,646	3.55	48,660	1.12	25%
2	216,275	4.96	102,843	2.36	54,069	1.24	25%
3	201,538	4.63	91,695	2.11	50,385	1.16	25%
4	200,514	4.60	100,558	2.31	50,129	1.15	25%
5	211,613	4.86	88,948	2.04	52,903	1.21	25%
6	228,836	5.25	146,557	3.36	57,209	1.31	25%
7	225,862	5.19	130,378	2.99	56,466	1.30	25%
8	207,512	4.76	97,037	2.23	51,878	1.19	25%
9	202,862	4.66	83,725	1.92	50,716	1.16	25%
10	320,793	7.36	168,605	3.87	70,780	1.62	25%
ROW	104,559	2.4					
TOTAL	2,388,469	54.82	1,164,992	26.74	543,195	12.46	

TABLE 2 UPDATED: Estimated values of total area, building envelopes and allowed disturbance area to total lot size for each of the ten single family lots proposed within the Rock Creek Ranch subdivision. As shown, the ten Rock Creek Ranch residential lots will range in area from **200,514 sf (LOT 4) to 320,793 sf (LOT 10)**; the average lot size is **238,847 sf**.

The allowed disturbance areas vary based largely on the configuration of the lot relative to topographic limitations, the road alignment, LRCMWC's water cisterns/exclusive easements, and the placement of the project's utility easements. Although the size of the building envelopes varies substantially between the ten lots (**ranging from 83,725 sf on LOT 9 to 168,605 on LOT 10**); all lots share similar allowed disturbance areas (**ranging from 50,716 sf on LOT 9 to 70,780 on LOT 10**), based on a uniform maximum allowed disturbance area of 25% of total area. Prior to the 2009 approval of the Rock Creek Ranch Specific Plan, the property was designated Estate Residential (ER) use, which allows for lot coverage of 40% of total area.

LOT NO.	UTILITY EASEMENT		SLOPE EASEMENT		UNBUILDABLE AREA		
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(%)
1	73,466	1.69	26,250	0.60	54,930	1.26	75%
10	37,673	0.86			138,226	3.17	75%

PROPOSED OUTLINE FOR VESTING TTM WORK PHASES

EXHIBIT 3



VESTED RIGHTS AFTER ACCEPTANCE OF VESTING TTM APPLICATION IS COMPLETE:

FEMA CAT A, CAT B, CAT C, CAT D WORK:

- REPAIRS TO EXISTING DIRT ROAD,
- REMOVAL OF SEDIMENT, SILT AND ROCKS FROM ACCESS TO LOWER ROCK CREEK TRAILHEAD,
- SEDIMENT REMOVAL FROM UPPER WELL AREA
- ACCESS TO LOWER WELL AREA.
- STORAGE OF DEBRIS ON LOTS 5 & 6

PRE-DEVELOPMENT TO PHASE 1:

- 3 ADDITIONAL TRAILERS FOR STORAGE OF EQUIPMENT AND MATERIALS
- TEMPORARY NURSERY ON LOT 10
- 2 CARGO SHIPPING CONTAINERS W/ ROOF- LOTS 10, 9, 8, 7, 6, 5, AND 4
- TEMPORARY NURSERY ON LOT 10
- GREENHOUSE
- MAINTENANCE BUILDING (2X CARGO CONTAINERS W/ROOF) LOT 10
- MAINTENANCE BUILDING (2X CARGO CONTAINERS 2/ROOF) LOT 7

PHASE 1 STAGE 1:

- NEW ACCESS ROAD AND HAMMERHEAD
- EMERGENCY ACCESS ROAD TO LOWER ROCK CREEK CANYON W/HAMMERHEAD
- ACCESS ROAD/LOT 10 DRIVEWAY
- UPPER WELL AREA SET UP
- LOWER WELL AREA SET UP
- LOT 4 ROCK CRUSHING
- LOT 5 & 6 STORAGE OF DEBRIS

PHASE 1 STAGE 2:

- TRAILS
- HEDGEROWS
- DRIVEWAYS AND TERMINUS SQUARES
- LOWER WELL AREA BLDG
- LOT 1, 2 X CARGO CONTAINERS
- UPPER WELL WATER TANK

PHASE 1 STAGE 3:

- MICRO-GRID, ELECTRICAL & COMMUNICATIONS
- PUMP ROOM
- UPPER WELL AREA FENCING
- WATER TANK AND BUILDING
- PUMP HOUSE
- ENGINEERED WATER SYSTEM

Describe the existing uses on the project site and identify the major physical alterations to the property on which the project is to be located:	VACANT The disturbance area is 225700 sf 5.18 acres 19100 CY cut 12122 CY fill 6900 Net CY cut
Total number of existing residential units on the project site that will be demolished:	0
Occupied Units:	0
Unoccupied Units:	0
Total number of new residential units:	40
Density Bonus units:	10
Extremely Low Income units:	0
Very Low Income units:	10
Low Income units:	20
Moderate Income units:	10
Total gross floor area:	310250 sq ft
Residential floor area:	119000 sq ft
JDU 10X 500 sq ft	5000 sq ft
ADU 10X 1400 sq ft	14000 sq ft
DU 10X 5000 sq ft	50000 sq ft
Bonus Dens DU 10X 5000 sq ft	50000 sq ft
Parking Garage and Covered Spaces	91000 sq ft
6-car covered 10X 1500 sq ft	15000 sq ft
10-car covered 2X 2000 sq ft	4000 sq ft
12- car garage 10X 7200 sq ft	72000 sq ft
Non-Residential floor area:	72000 sq ft
Greenhouse/Barn 10X 7200 sq ft	72000 sq ft
Community floor area:	28250 sq ft
Maintenance Bldg 20000 sq ft	20000 sq ft
Lower Well House 8250 sq ft	8250 sq ft
Total number of Parking Spaces	200
Resident parking spaces:	120
Dedicated guest parking spaces:	60
Dedicated non-residential parking spaces:	10
Shared guest/non-residential parking spaces:	10
Describe any incentives, waivers, concessions, and parking reductions being requested pursuant to	The applicant will be providing for more parking spaces than required.

Government Code Section 65915, or indicate if none:	
Describe any proposed point sources of air or water pollutants, or indicate non:	None
Describe any species of special concern known to occur on the property, or indicate if none:	None
Is any portion of the property located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178. If yes, describe:	No Reference Paradise Fire Protection Service Area.
Is any portion of the property located within a wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) If yes, describe:	No
Is any portion of the property located within a hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Health and Safety Code Section 25356? If yes, describe:	No
Is any portion of the property located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by official maps published by the Federal Emergency Management Agency	No No FEMA Special Flood Hazard Areas are located on the Project site
Is any portion of the property located within a delineated earthquake fault zone as determined by official maps published by the State Geologist?	No
If the previous answer is yes, will the development comply with seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 of Division 1 of Title 2	N/A
Does the property contain a stream or other resource that may be subject to a stream bed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?	No
If yes, describe here and attach to this form a site map and an aerial site photograph showing existing environmental resources on the site that would be subject to regulations by a public agency, including creeks and wetlands:	
Lower Rock Creek crosses northern corner. See aerial photo and Site Plan	

Please reference APPROVED 2014 ROCK CREEK RANCH AMENDED SPECIFIC PLAN				
Describe any historic or cultural resources known to exist on the property, or indicate if none:				None
Describe any approvals that will be requested under the Subdivision Map Act, including but not limited to a parcel map, tentative map, or condominium map, or indicate if none:				
VESTING TENTATIVE TRACT MAP				
CONTACT INFORMATION:				
APPLICANT: Sierra del Oro Trading Company LLC				
REPRESENTATIVE: Paula Richards Title: President/Chief Officer				
Address: 1532 S. Bentley Ave. Los Angeles CA 90025 Phone: (310) 869-8159 Email: paularichards@sierradeloro.biz				
Is the applicant also the owner?	Yes	X	No	
Is the property currently in escrow?	Yes		No	X
Property Ownership	LLC			
The Property Owner Affidavit on the following page must be completed and submitted with the Preliminary Application Form and Checklist. If the property is owned by more than one individual or entity or if multiple signatures are required, a separate Property Owner Affidavit must be submitted for each signature.				
Check this box to indicate that one or more Property Owner Affidavit forms are attached				X
Check this box to indicate that Insurance forms for Vacant Land are attached				X
Please note that Insurance forms for Development are PENDING Vesting TTM application acceptance as COMPLETE				
Check this box to indicate FEIR IS CERTIFIED				X
Check this box to indicate application for Tax Credits and Public Funding with HCD				X

Mono County Housing Element GOAL 1.2 Adopt at least one regulatory change that improves housing production potential. Potential development standards that could be revised to provide for greater regulatory flexibility that promotes housing development opportunities include:

- **Minimum lot sizes;**
- **Snow storage; and**
- **Establishing performance criteria that can be used in place of inflexible standards.**

Related Programs from 2014 Housing Element Update: 3:1

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Accomplished through current staffing, identification of viable regulatory changes, development application (for implementation).

Responsible Agencies: CDD

Timeframe: Adopt by 2023; implement changes (if adopted) through at least one project during cycle

***Board priority**

SB 35 Application

Mono County Housing Element 2014:

Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:

1. parking requirements, particularly in June Lake and older central business districts;
2. snow storage requirements;
3. allowing smaller minimum lot sizes where appropriate for affordability;
4. broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
5. establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: Review development standards biannually, starting in 2011.

Progress: Parking regulations have been reduced in central business districts, additional regulations have been consolidated and are periodically reviewed for consistency and relevance. The ability to provide a minor variance from development regulations with a Directors Review has been implemented.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

1.4 Identify future opportunities for CEQA streamlining, including using exemptions when possible.

Related Programs from 2014 Housing Element Update: None.

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Ongoing

***Board priority.**

SB 226, CEQA streamlining for Infill Projects



Senator Scott Wiener, 11th Senate District

Senate Bill 35 – *Housing For A Growing California:* Housing Accountability & Affordability Act

SUMMARY

Senate Bill 35 ensures that all communities in California create the housing we desperately need to address our statewide housing shortage, and spur the creation of affordable housing in California by streamlining the approval process.

BACKGROUND/EXISTING LAW

California is in the depths of a housing shortage. Our State's housing production has not kept pace with population growth, particularly for low and middle income residents. California households in the bottom quarter of the income distribution—the poorest 25 percent of households—report spending four times more of their income (67 percent, on average) than households in the top quarter of the income distribution (16 percent, on average).

Every 8 years, each California city receives a Regional Housing Needs Assessment (RHNA) goal from the Department of Housing and Community Development (HCD) for how many future units of housing the city must include in its zoning plan. However, HCD cannot require cities to follow through with producing the housing in their own zoning plan, and too many communities either ignore RHNA or make inadequate efforts to comply with it. HCD does not comprehensively track housing production data.

PROBLEM

The negative impacts of California's housing shortage threaten our state's economic growth, environmental well-being, and diversity. It is far too expensive to rent or buy a home in California, which results in displacement, evictions, and families being pushed out as they grow. Teachers, retail workers, first responders, and other middle-income professionals often have crushing commutes as they increasingly cannot afford to live near their jobs.

California has a long tradition of broad local control, and in many areas, local communities are in the best position to judge what makes sense for their residents. However, when local communities refuse to create enough housing—instead punting housing creation to other communities—then the State needs to

ensure that all communities are equitably contributing to regional housing needs. Local control must be about how a community meets its housing goals, not whether it meets those goals. Too many communities either ignore their housing goals or set up processes designed to impede housing creation.

Allowing local communities to ignore their responsibility to create housing has led to a housing disaster—triggering huge economic, environmental, and social problems.

SOLUTION

Under SB 35, as amended, cities that are on track to meet their RHNA housing production goals at all income levels will retain full local control over how they approve housing. When cities do not meet their housing obligations, approval of qualified housing projects will be streamlined until cities do meet their goals.

For streamlining to apply, a project must include housing for certain income levels where there is a shortage of production, pay a prevailing wage for construction labor, and meet all objective affordability, density, zoning, historic, and environmental standards outlined in the bill.

The new, streamlined approval process will require localities to approve projects only on the basis of whether the project complies with the objective SB 35 qualifying criteria and pass design review. The streamlined process applies only when unmet income-based categories are addressed. For example, if a city is meeting its market rate housing RHNA goals but not its low income housing goals, streamlining will apply only to those projects that add low income units.

This bill also requires all charter cities to report their annual housing production to HCD, and will require HCD to ensure housing production data is detailed, up-to-date, and publicly accessible on the internet. Currently, general law cities must report their housing production, but charter cities and city/counties are not required by law to do so.

FOR MORE INFORMATION

Ann Fryman, *Legislative Aide*
ann.fryman@sen.ca.gov; (916) 651-4011

SB 35 Statewide Determination Summary
Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include \geq 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very Low and Low income) and are therefore subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 50% affordability.

	JURISDICTION		JURISDICTION		JURISDICTION
106	LAKE FOREST	139	MOUNTAIN VIEW	172	RANCHO PALOS VERDES
107	LARKSPUR	140	MURRIETA	173	RANCHO SANTA MARGARITA
108	LATHROP	141	NAPA	174	REDDING
109	LIVE OAK	142	NAPA COUNTY	175	REDWOOD CITY
110	LIVERMORE	143	NEWARK	176	RIO VISTA
111	LODI	144	OAKDALE	177	ROCKLIN
112	LOMITA	145	OAKLAND	178	ROSEMEAD
113	LONG BEACH	146	OAKLEY	179	ROSEVILLE
114	LOS ALAMITOS	147	ONTARIO	180	SAN ANSELMO
115	LOS ALTOS	148	ORANGE	181	SAN BENITO COUNTY
116	LOS ALTOS HILLS	149	ORANGE COUNTY	182	SAN CARLOS
117	LOS ANGELES	150	ORINDA	183	SAN CLEMENTE
118	LOS BANOS	151	PACIFIC GROVE	184	SAN DIEGO
119	LOYALTON	152	PALM DESERT	185	SAN FRANCISCO
120	MALIBU	153	PALM SPRINGS	186	SAN JOSE
121	MAMMOTH LAKES	154	PALO ALTO	187	SAN JUAN CAPISTRANO
122	MANHATTAN BEACH	155	PALOS VERDES ESTATES	188	SAN LUIS OBISPO
123	MANTECA	156	PARADISE	189	SAN LUIS OBISPO COUNTY
124	MARIN COUNTY	157	PARAMOUNT	190	SAN MARCOS
125	MARINA	158	PASADENA	191	SAN MATEO
126	MARIPOSA COUNTY	159	PETALUMA	192	SAN RAMON
127	MENIFEE	160	PIEDMONT	193	SANTA BARBARA
128	MERCED	161	PISMO BEACH	194	SANTA BARBARA COUNTY
129	MILPITAS	162	PITTSBURG	195	SANTA CLARA
130	MISSION VIEJO	163	PLACENTIA	196	SANTA CRUZ
131	MODOC COUNTY	164	PLACER COUNTY	197	SANTA FE SPRINGS
132	MONO COUNTY	165	PLEASANTON	198	SCOTTS VALLEY
133	MONROVIA	166	PLYMOUTH	199	SEAL BEACH
134	MONTCLAIR	167	POINT ARENA	200	SIERRA MADRE
135	MONTEREY COUNTY	168	PORT HUENEME	201	SIMI VALLEY
136	MOORPARK	169	PORTOLA VALLEY	202	SOLANO COUNTY
137	MORAGA	170	RANCHO CUCAMONGA	203	SOLEDAD
138	MORGAN HILL	171	RANCHO MIRAGE	204	SONOMA

STATE CAPITOL
SACRAMENTO, CA 95814
(916) 651-4011
Fax (916) 323-4529

E-MAIL
Senator.Simitian@sen.ca.gov

WEBSITE
<http://www.sen.ca.gov/simitian>

California State Senate



SENATOR

S. JOSEPH SIMITIAN

ELEVENTH SENATE DISTRICT

DISTRICT OFFICE
160 Town & Country Village
Palo Alto, CA 94301
(650) 688-6384
Fax (650) 688-6370

SATELLITE OFFICE
701 Ocean Street, Room 318A
Santa Cruz, CA 95060
(831) 425-0401
Fax (831) 425-5124

Fact Sheet

Senate Bill 226 (Simitian)

California Environmental Quality Act

Summary:

SB 226 revises the California Environmental Quality Act (CEQA) by:

Allowing public agencies to comment on planning and zoning matters, as required under Planning and Zoning Law, concurrently with project scoping meetings under CEQA. (Public Resources Code §21083.9).

Prohibiting a project's greenhouse gas emissions from causing a categorical exemption to be inapplicable if the project complies with regulations adopted to implement related statewide, regional, or local plans as provided in the CEQA guidelines. (§21084).

Exempting the installation of solar photovoltaic panels on the roof of a building or at an existing parking lot, if certain conditions are met. (§21080.35).

Adding streamlined CEQA procedure for certain infill and walkable communities. (§21094.5 and 21094.5 and 21094.5.5).

Authorizing the owner of a proposed solar thermal powerplant certified by the California Energy Commission to petition the Commission to review an amendment to the facility's certificate to convert the facility from solar thermal technology to photovoltaic technology without the need to file an entirely new application. Certain related time limits must be met, and the Commission must prepare a supplemental environmental review document. (§25500.1).

Need for the bill:

SB 226 responds to concerns relating to scoping meetings for certain projects, use of categorical exemptions for projects resulting in greenhouse gas emissions, and environmental review procedures for infill and solar projects.

Staff Contact: Randy Pestor (916) 651-4108

Date: 9/12/11

Mono County 2019 Housing Element GOAL 1.5 Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.

Related Programs from 2014 Housing Element Update: 1:5, 1:6, 1:7, 1:18

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Viable grant opportunities, partnership with infrastructure entity

Responsible Agencies: CDD (grant application by invitation only), Public Utility Districts, Mutual Water Companies, SCE, BLM, USFS, LADWP, Housing Authority

Timeframe: Ongoing

Mono County 2014 Housing Element Update Related Programs to 2019 GOAL 1.5:

Program 1:5 Study the possibility of acquiring/exchanging public lands surrounding existing community areas for community expansion purposes and/or related infrastructure development, particularly in those areas designated in the Land Use Element for community expansion. Based on the results of these studies, take necessary actions to promote the exchange of lands and encourage the development of a variety of housing types, including multifamily for lower-income households in the acquisition/exchange of public lands.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

Progress: This program has been incorporated into the Land Tenure Planning effort and will continue to be incorporated into local area plans.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

Program 1:6 Implement policies in the Land Use Element pertaining to the provision of services and the coordination of development with service capability. Work with local service providers (public utility districts, fire protection districts, gas/electric power providers, telephone/communications systems providers, etc.) to ensure that adequate services are or will be available for housing development.

Responsible Agencies: Community Development Department, Environmental Health.

Timeframe: Ongoing, 2007-2014.

Progress: The County has initiated a program to gather GIS data for all local utilities and service providers in order to streamline major development projects. Will serve letters as required

as dictated by the Land Use Element. Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:7 Encourage and assist special districts and private service providers (mutual water companies etc.) to secure grants to improve and expand sewer and water capabilities and fire protection services. The County's participation will entail aiding districts in the preparation of grant applications and in compliance with environmental requirements.

Responsible Agencies: Community Development Department, Environmental Health Department.

Timeframe: Ongoing, 2007-2014.

Progress: The County has reached out to public and private water providers to help the entities comply with new regulatory requirements.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:18 Reexamine residential limitations in area plans where new sewer, water or other infrastructure requirements, such as fire-flow requirements, allow for greater single-family densities. Consider amending the General Plan and area plans to allow for higher single-family densities in these areas.

Responsible Agencies: Community Development Department.

Timeframe: 2012.

Progress: No applications to apply higher density to property were received.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.



Jennifer Kreitz ~ District One Rhonda Duggan ~ District Two Bob Gardner ~ District Three
 John Peters ~ District Four Lynda Salcido ~ District Five

BOARD OF SUPERVISORS COUNTY OF MONO

P.O. BOX 715, BRIDGEPORT, CALIFORNIA 93517

(760) 932-5530

BOS@mono.ca.gov

Scheereen Dedman, Clerk of the Board

January 3, 2022

SENT VIA EMAIL TO:

Mono County Local Agency Formation Commission
Kelly Karl (kkarl@mono.ca.gov)

United States Department of Agriculture,
Rural Development Loan and Grant Program
Tonja Galentine (tgalentine@usda.gov)
Monica Telles (mtelles@usda.gov)


To Whom it May Concern:

The Mono County Board of Supervisors (the “Board”) writes this letter to offer its recognition of the need to create a New Access Road illustrated in Exhibit 3-5 of the 2014 Rock Creek Ranch Amended Specific Plan (“2014 Specific Plan”) and for an improvement to a portion of an Existing Dirt Road (the “Project”) on Assessor’s Parcel No. 026-330-002-000 (the “Property”). The Project would provide the sole public vehicular access to the Property.

The Board supports the Project as specified in the 2014 amendment to the Rock Creek Ranch Specific Plan (the “2014 Specific Plan”). The Board has found that the Project will benefit Sierra del Oro Trading Company LLC (“SDO”) and the broader community of Paradise, including the Rock Creek Canyon Subdivision, the Paradise subdivision, and other properties, by improving health and safety of this area by providing public vehicular access to the Property, which does not currently exist. As stated in and required by the 2014 Specific Plan, the Project will reduce erosion, scenic impacts, and water quality impacts to the surrounding environment by providing the sole point of vehicular access onto the Property.

The Board supports the proposed Project pursuant to the 2014 Specific Plan Amendment as the sole access road to the Property. The proposed New Access Road will be constructed to County standards and offered for dedication as a public road to the County under the 2014 Specific Plan. If the County does not accept the dedication, the New Access Road would be maintained as a private street as specified in the 2014 Specific Plan.

Sincerely,


 Rhonda Duggan (Jan 10, 2023 16:01 PST)

Rhonda Duggan, Chair
 Mono County Board of Supervisors

County Counsel
Stacey Simon

Assistant County Counsel
Christopher L. Beck
Anne L. Frievalt

Deputy County Counsel
Emily R. Fox

**OFFICE OF THE
COUNTY COUNSEL**
Mono County

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

Telephone
760-924-1700

Risk Manager
Jay Sloane

Paralegal
Kevin Moss

To: Board of Supervisors
From: Emily Fox, Deputy County Counsel
Date: January 3, 2023
Re: Board Letter of Support for Application to USDA for Funding to Construct New Access Road at Lower Rock Creek Ranch

Recommended Action

Authorize signature of and transmission of support letter to relevant USDA review officials.

Strategic Plan Focus Areas Met

- A Thriving Economy Safe and Healthy Communities
- Sustainable Public Lands Workforce & Operational Excellence

Discussion

As provided by the 2014 Specific Plan for Lower Rock Creek Ranch, owner of Lower Rock Creek Ranch Sierra del Oro is seeking to create access to the property by constructing new access from Lower Rock Creek Road and to improve a portion of an existing dirt road on the parcel that will create improved vehicular access to the property from Lower Rock Creek Road. The USDA offers grant and loan funds for the construction of such roads in rural areas where the construction of a road will benefit the community.

Critically, located on the property are easements owned by Lower Rock Creek Mutual Water Company (“LRCMWC”) where they have located water infrastructure that services the community of Paradise, both for potable water and fire protection. Sierra del Oro and LRCMWC have been in an ongoing dispute about LRCMWC’s access to the easements, which has resulted in LRCMWC’s inability to reach their infrastructure to perform necessary maintenance. The County and the Board do not currently have any permitting or other legal authority to exercise to resolve the access issue between the two parties.

A letter from the Board of Supervisors supporting the necessity of the new access road will assist in securing funding for the construction of the access road. It has been suggested by SdO that

creation of this vehicular access to the parcel will assist the parties in reaching a solution regarding access to the utility easements. The new access road proposed in the grant application in itself will not reach the easements and an issue regarding access will remain. The USDA is looking for support for the findings that the access road would be beneficial to the community of Paradise (as shareholders of the Lower Rock Creek Mutual Water Company and users of the utility water) and Sierra del Oro as property owner, and that the access road is necessary for the health and safety of the community for continued potable water service and fire abatement. Should this application and road assist the parties in reaching a solution regarding access, it would benefit the community of Paradise.

If you have any questions regarding this item prior to your meeting, please call me at 760-924-1712.

COMMENT UPON ITEM # — ON THE AGENDA FOR THE JANUARY 3, 2023 MEETING OF THE MONO COUNTY BOARD OF SUPERVISORS

The Board of Directors of the Paradise Fire Protection District (PFPD) hereby registers its concern with regard to certain language contained in the letter of support proposed by Sierra del Oro Trading Company LLC (SDO) for signature of the Mono County Board of Supervisors.

Specifically, the proposed letter would have the Supervisors find a benefit to "the broader community of Paradiseby providing public vehicular access to the Property," without clearly articulating how "the Project" would assure access to the Lower Rock Creek Mutual Water Company's (LRCMWC) infrastructure situated on an easement on SDO's parcel.

Arguably, the existing community at large would seldom, if ever, have need of vehicular access to SDO's property. For PFPD and other firefighting agencies, however, appropriate maintenance of LRCMWC's installations is critical to ensure a reliable supply of water for firefighting purposes. Thus, vehicular access by LRCMWC employees, though historically infrequent, may potentially be vital to the safety of the community and of our volunteer firefighters.

Thank you for your attention to the above. Like our firefighters, we too are volunteers, striving to do our best for the well-being of our neighbors.

Respectfully,
Board of Directors, Paradise Fire Protection District

1.6 Monitor the requirement for complexes with four units to be approved through a conditional use permit and if it is a constraint on development. Complexes with up to three units are currently a permitted use by-right in multi-family land use designations.

Related Programs from 2014 Housing Element Update: None

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Evaluate by 2023. mitigate constraints within 24 months of evaluation.

1.8 Consistent with the Land Use Element, continue to require specific plans for large-scale development within community expansion areas. Specific plans allow for a variety of development and can streamline the development process. Approve at least one specific plan during the Housing Cycle.

Related Programs from 2014 Housing Element Update: 1:12

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Accomplished through current staffing, development application

Responsible Agencies: CDD

Timeframe: Ongoing, as development is proposed.

1.12 Pursue at least one grant to improve infrastructure on identified opportunity sites. Seek to combine grant proposals with the Local Transportation Commission (LTC) when appropriate.

Related Programs from 2014 Housing Element Update: None

Objective: Address constraints to meeting the County's housing needs.

Resources Needed: Potential partnership with outside agency, landowner interest, funding.

Responsible Agencies: CDD, LTC, Local Utilities

Timeframe: Ongoing and as development is proposed.

Goal 2: Increase the Supply of Community Housing

Community housing refers to all housing that meets the needs of long-term residents over a range of income levels.

Programs within Goal 2 are intended to increase the supply of adequate and affordable housing through a diverse set of strategies.

2.1 Pursue partnerships with other agencies in the County, such as the Town of Mammoth Lakes, federal, state, and local agencies to identify opportunities to increase housing stock.

Related Programs from 2014 Housing Element Update: None

Objective: Assist in the development of adequate and affordable housing;

Resources Needed: Use current staffing to facilitate partnerships.

Responsible Agencies: CDD, Town of Mammoth Lakes, other agencies

Timeframe: Pursue partnerships on a biannual basis.

***Board priority**

2.3 Reinstate the Housing Mitigation Ordinance.

Related Programs from 2014 Housing Element Update: 2:1, 2:9, 2:10, 2:14 Objective: Identify adequate sites for a range of housing opportunities.

Resources Needed: Accomplished through current staffing, Board approval.

Responsible Agencies: CDD, Finance

2.5 Identify zoning requirements for which more flexible approaches could incentivize more on-site affordable units.

Related Programs from 2014 Housing Element Update: 1:21, 1:26, 3:1

Objectives: Assist in the development of adequate and affordable housing; Address constraints to meeting the County's housing needs.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Identify and adopt by 2027

2.6 Partner with other agencies and employers to ensure that at least one employee housing project qualifies toward meeting the County's RHNA targets (e.g. consider waiving building permit fees).

Related Programs from 2014 Housing Element Update: None

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Requires additional staff and participation from outside parties, funding.

Responsible Agencies: CDD, employers, developers, Housing Authority

Timeframe: Evaluate during current housing cycle (2019-2027)

2.7 Develop partnerships to encourage the development of at least one housing project for very low, low, and moderate-income households.

Related Programs from 2014 Housing Element Update: 2:13

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Additional staff and development partner.

Responsible Agencies: CDD, employers, developers, Housing Authority

Timeframe: Establish partnership and develop one project by 2027.

2.9 Award at least one density bonus for a qualifying project consistent with state law. Update density bonus regulations regularly to reflect changes in state law.

132

Related Programs from 2014 Housing Element Update: 2:1

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Development application.

Responsible Agencies: CDD, BOS

Timeframe: Award at least one density bonus by 2022.

Update regulations within one year of adoption of new state law.

2.10 The Board of Supervisors may reduce or waive development processing fees for qualifying extremely low, low- and moderate-income housing units in order to facilitate processing. Staff will work with applicable agencies to promote a reduction or waiving of fees for such projects.

Related Programs from 2014 Housing Element Update: 1:1

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Accomplished through current staffing, participation from outside parties, and a qualifying application

Responsible Agencies: CPT Land Tenure Subcommittee, CDD, external agencies

Timeframe: Ongoing

Mono County Housing Element Update 2014:

Program 1:21 Consider amending the General Plan and subdivision ordinance to allow for greater flexibility in subdivision design to encourage clustering, zero lot line and common-wall developments, and other residential design strategies that allow for development at the gross allowable density while preserving sensitive site features.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: A multi department effort to revise of the sub-division and grading ordinance is underway and currently in legal review.

Effectiveness: Successful, Ongoing

Adjustments to Program: Program will continue.

Program 1:22 Examine the potential of allowing additional densities in existing specific plan areas within or adjacent to communities to better utilize available infrastructure and limited private land base.

Responsible Agencies: Community Development Department.

Timeframe: 2010.

Progress: As part of the comprehensive general plan update, the capacities of local agencies and service providers are being examined through municipal service reviews and updates. Initial reviews indicate limitations to much of the infrastructure to accommodate additional densities, particularly water resources.

Effectiveness: Successful.

Adjustments to Program: Program will be adjusted to utilize regional resources like IRWMP and focus on water limitations.

Program 3:1 Review and consider revising development standards to provide for greater regulatory flexibility that promotes resident housing development opportunities. Issues and standards to review include, but are not limited to:

1. parking requirements, particularly in June Lake and older central business districts;
2. snow storage requirements;
3. allowing smaller minimum lot sizes where appropriate for affordability;
4. broader application of the County's Manufactured Housing Subdivision provisions, which allows for lots as small as 4,000 square feet; and
5. establishing performance criteria as a substitute for some existing inflexible regulations for residential development.

Responsible Agencies: Community Development Department, Regional Planning Advisory Committees, Planning Commission.

Timeframe: Review development standards biannually, starting in 2011.

Progress: Parking regulations have been reduced in central business districts, additional regulations have been consolidated and are periodically reviewed for consistency and relevance. The ability to provide a minor variance from development regulations with a Directors Review has been implemented.

Effectiveness: Successful, Ongoing.

Adjustments to Program: Program will continue.

2.9 Award at least one density bonus for a qualifying project consistent with state law. Update density bonus regulations regularly to reflect changes in state law.

Related Programs from 2014 Housing Element Update: 2:1

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Development application.

Responsible Agencies: CDD, BOS

Timeframe: Award at least one density bonus by 2022.

Update regulations within one year of adoption of new state law.

2.10 The Board of Supervisors may reduce or waive development processing fees for qualifying extremely low, low- and moderate-income housing units in order to facilitate processing. Staff will work with applicable agencies to promote a reduction or waiving of fees for such projects.

Related Programs from 2014 Housing Element Update: 1:1

Objective: Assist in the development of adequate and affordable housing.

Resources Needed: Accomplished through current staffing, participation from outside parties, and a qualifying application

Responsible Agencies: CPT Land Tenure Subcommittee, CDD, external agencies

Timeframe: Ongoing

2.11 Allow manufactured homes and accessory dwelling units (ADUs) in the same manner and land use designations as stick-built single family homes, and allow accessory dwelling units (ADUs), regardless of zoning and development standards, in any zone with an existing single-family home, consistent with state law (Government Code §65852.3).

Related Programs from 2014 Housing Element Update: None.

Objective: Assist in the development of adequate and affordable housing. Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD staff

Timeframe: Approve by the end of 2019

3.1 Support programs that may improve housing stock quality. Continue outreach through the County website and information counters that provide information to community members about weatherization and energy efficiency strategies and funding/waivers. Pursue at least one rehabilitation grant. Update housing stock survey at least once per housing cycle.

Related Programs from 2014 Housing Element Update: 4:1, 4:2, 4:3, 4:4

Objective: Conserve and improve the condition of housing.

Resources Needed: Accomplished through current staffing and partnerships with outside parties. Additional funding may be needed.

Responsible Agencies: CDD, Finance, Housing Authority, outside agencies Timeframe: Ongoing

*Board priority

4.3 Monitor the need for permanent emergency shelters beyond the County's community centers and make emergency shelters an outright permitted use in Public Facility (PF) land use designations, as consistent with state law.

Related Programs from 2014 Housing Element Update: 1:8, 1:27

Objective: Identify adequate sites for a range of housing opportunities. Resources Needed: Accomplished through current staffing. Responsible Agencies: CDD

Timeframe: Monitoring ongoing, modification to PF by Dec. 2019

4.4 Ensure the Multi-Jurisdictional Hazard Mitigation Plan remains up to date.

Related Programs from 2014 Housing Element Update: 1:9

Objective: Identify adequate sites for a range of housing opportunities. Resources Needed: Accomplished through current staffing, re-occurring funding Responsible Agencies: CDD, Office of Emergency Services

Timeframe: 2019, 2024 (plan is reviewed and updated on a five-year cycle)

15.40.010 - Purpose/findings.

The County of Mono ("county") has a shortage of housing that is affordable to many citizens who work and reside in Mono County. The cost of housing has risen sharply over the past several years due to the cost of housing in the county's resort communities, the increase in second-home residences throughout the county, the growth of the vacation rental industry, the scarce and limited amount of private land within the county available for residential development, and the overall increase in the cost of housing throughout the State of California. Wages for workers residing in Mono County have not kept pace with the increase in housing costs. As a result, employees in the lower, moderate, and even upper-moderate income ranges cannot afford to reside in proximity to work centers, have been forced to move greater distances from their places of employment, or have moved from the area entirely. This has decreased the pool of workers necessary to meet the needs of businesses and communities within Mono County. It has also increased commuting time to places of employment and contributes to substandard living conditions for workers and their families that earn low and moderate incomes.

Requiring developers of land to mitigate the impact of development projects on the availability of workforce and affordable housing and contribute to addressing the housing shortage in Mono County, either directly or through the payment of fees, dedication of land, or similar means, is reasonable and necessary to offset the impact of the development and address identified housing shortages, which has resulted in a decrease of land available for workforce housing and for persons earning low and moderate incomes, a demonstrative increase in the price of housing, and an increase in the need for workers within the county. Expecting new employers to contribute to the creation and preservation of affordable housing is likewise reasonable. Despite the availability of state and county incentives, there has been little or no market development of residential housing affordable to households earning very low, low, moderate, and even upper-moderate income levels and no other reasonable means to meet this need for workforce and affordable housing are available.

A requirement that new development mitigate these impacts and shortages through the provision of affordable housing units, the payment of fees, or similar means, is reasonable and necessary to improve the health, safety and general welfare of the citizens of Mono County. These requirements will not result in a negative impact on the overall development of housing or impose a barrier that will prevent persons with lower and moderate levels of income from purchasing housing.

(Ord. No. 2218, § 1 (Exh. A), 12-20-2022)

15.40.020 - Definitions.

For the purposes of this chapter the following definitions shall apply:

A. **"Accessory dwelling unit (ADU)" means residential occupancy of a dwelling unit located on the same parcel as the main residential unit. An ADU provides complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel on which the main residential unit is situated. An ADU shall meet the minimum regulations for an efficiency dwelling unit in the California Building Code. An ADU shall meet the requirements of Chapter 16 of the Mono County General Plan Land Use Element; in the event of conflict between state law and Chapter 16, state law supersedes.**

B. "Affordable unit" means a dwelling unit which is required to be built, sold, and/or restricted pursuant to the requirements under this chapter.

C. "Area median income (AMI)" means the median income, adjusted for family size, applicable to Mono County as published annually pursuant to Title 25 of the California Code of Regulations, Section 6932 (or its successor provision), as determined periodically by HUD and updated on an annual basis.

D. "Deed restrictions" are private agreements that restrict the use of the real estate in some way and are listed in the deed. The restrictions travel with the deed, and generally cannot be removed by new owners.

E. "Developer" means a person or entity who applies for a permit or other approval for the construction, placement, or creation of residential or non-residential development, including the subdivision of land.

F. **"(Residential) dwelling unit" means any structure or portion thereof designed or used as a residence or sleeping quarters of a household, including a caretaker unit.**

G. "Full-time equivalent employee (FTEE)" means a full-time employee or combination of part-time employees whose work constitutes a total of two thousand eighty hours of annual employment generated by residential and non-residential development. In general, a full-time employee employed for an entire year equals one FTEE, a full-time employee employed on a seasonal basis equals one-half FTEE, and a part-time employee employed on an annual basis equals one-half FTEE. When an "employee generation calculation" results in seasonal or part-time employees, those employees shall be combined to form FTEEs.

H. "Household" means one or more individuals who occupy one dwelling unit, whether related by blood or marriage.

I. "Housing fund" means the Mono County Affordable Housing Fund established pursuant to this chapter.

J. "Housing mitigation fee" means any fee established pursuant to this chapter.

K. "HUD" means the United States Department of Housing and Urban Development.

L. "Housing mitigation agreement" means an agreement between the County of Mono and a developer governing how the developer shall comply with this chapter.

M. "Inclusionary unit" means an affordable unit required by this chapter to satisfy a development project's housing mitigation requirement(s).

N. "Market-rate unit" means a dwelling unit in a residential development project that is not an affordable unit.

O. **"Multi-family residential development project" means a project consisting of two or more dwelling units within a single building and may include multiple buildings on a site or parcel. Typical examples include apartments, condominiums and townhomes.**

P. "Non-residential development project" means a project for the construction, addition, subdivision of land, or placement of a structure which is for a non-residential use and which is proposed to be developed within the following general plan land use designations: Commercial, commercial lodging, service commercial, industrial park, industrial, rural resort, including that portion of any development within a mixed use or combined use designation (e.g. specific plan) which includes the construction, addition, or placement of a structure for non-residential use.

Q. "Primary residence" means the main home where one voluntarily establishes oneself and family, not merely for a special or limited purpose, but with a present intention of making it one's true, fixed, permanent home and principal establishment. A principal residence may be declared through voter registration, tax return, or other legal documents.

R. **"Residential development project" means a project for the construction or placement of any residential dwelling unit in a permanent location, or the subdivision of land which is planned, designed, or used for the development of residential dwelling units within the following general plan land use designations: Rural residential, estate residential, single-family residential, multi-family residential, or any other area where residential dwelling units may be developed.**

S. "Single-family residential property or unit" means a property which serves the primary purpose of providing a permanent dwelling unit to a single-family.

T. "Sleeping area" means any bedroom, loft, or other space that can be equipped with beds, foldout sofas, or other similar sleeping furniture.

(Ord. No. 2218, § 1 (Exh. A), 12-20-2022)

15.40.040 - Fees and requirements for non-residential and residential development projects.

A. Affordable housing mitigation requirements and fees shall be imposed on developers of non-residential development projects, residential development projects, and single-family residential units based on in-lieu fee and/or inclusionary unit policies resulting from completed nexus studies that quantify the impacts of development on affordable housing. The policy establishing requirements and fees shall be adopted by resolution of the board of supervisors and reviewed on a periodic basis as needed.

B. For non-residential development projects, the development of an affordable unit is the preferred mitigation alternative. However, if a non-residential developer can demonstrate that on- or off-site construction is not feasible and/or would not provide housing units that would adequately meet workforce needs, an alternative housing mitigation agreement may be approved pursuant to Section 15.40.070 and may include payment into the housing fund in-lieu fees (established by resolution pursuant to this chapter) to satisfy the mitigation obligation.

C. For residential development projects, the development of a unit on-site (an inclusionary unit) is the preferred mitigation alternative. The size, design, and location of inclusionary units shall be consistent with the Mono County General Plan, applicable specific plans, and all other applicable county ordinances, regulations, and building standards. The construction of the on-site units shall be located within the same subdivision and within the boundaries of the project, shall be compatible in exterior appearance with the market-rate units being developed in the project, and shall be dispersed throughout the residential development to the extent feasible pursuant to the corresponding housing mitigation agreement (see Section 15.40.070). The affordable units must contain a similar number of bedrooms as the market-rate units but may be smaller than market-rate units pursuant to the corresponding housing mitigation agreement. The interior amenities within the affordable unit may differ from the interior amenities in a market-rate unit, and may be required to include EPA II wood stoves, energy efficient amenities, and other cost-efficient amenities as provided for in the corresponding housing mitigation agreement (see Section 15.40.070). The on-site units must be built at the same time as market-rate units and a certificate of occupancy will not be issued to any market-rate unit until any affordable unit is completed and issued a certificate of occupancy.

D. Compliance with this section may be accomplished by the developer alone or in combination with others, including without limitation, the Mono County Housing Authority or a nonprofit housing corporation.

(Ord. No. 22-18, § 1(Exh. A), 12-20-2022)

15.40.060 - Exemptions.

D. Any project that is being developed as an affordable housing project as defined by state law and deed restricted as such.

15.40.050 - Developer incentives.

A. A developer may apply for incentives from the county to assist in meeting the requirements of this chapter. The granting of any incentive(s) by the county to a developer is discretionary and nothing in this chapter shall be construed to establish, directly or through implication, a right of a developer to receive any assistance or incentive from the county. In granting incentives, the county may require the developer to demonstrate exceptional circumstances that necessitate assistance from the county, as well as provide documentation showing how such incentives will increase the feasibility of providing affordable housing. The following incentives will be considered by the county:

1. Density Bonus. A density bonus incentive pursuant to the California Density Bonus Law (found in California Government Code Sections 65915—65918 and as may be amended or replaced from time to time) will be provided for any project that meets the statutory criteria. The county may consider an additional density bonus upon request by the developer when such request can be accommodated within the parameters of the Mono County General Plan or any applicable specific plan or county ordinance.

2. Fee Waiver or Deferral. The payment of county fees required under this chapter may be deferred until the certificate of occupancy is issued. Further, a developer may apply for a fee reduction or waiver when the developer proposes to substantially exceed the requirements of this chapter. A developer of a residential development project who builds affordable units in amounts that exceed the requirements of this chapter may apply for a waiver of assessments for any applicable county maintained road maintenance and snow removal services that would otherwise be required.

3. Reduced Site Development Standards. A developer may propose, and the county may consider, a reduction in site development standards including a reduction in setback, lot coverage, and square footage requirements; a reduction in parking requirements; a modification of the requirement that all utility lines must be placed underground; and reduction of open space requirements. To be eligible for such reduced development standards, the developer must provide substantial evidence that the reductions are necessary to allow the developer to meet or exceed the requirements of this chapter, that the reduced requirements will meet all applicable health, safety, snow storage and drainage requirements, and will further the purpose of this chapter.

(Ord. No. 22-18, § 1(Exh. A), 12-20-2022)

Chapter 17.16 - SUBDIVISIONS—REQUIREMENTS AND IMPROVEMENTS

17.16.010 - Requirements generally.

Each subdivider shall comply with all of the requirements of Sections 17.16.020 through 17.16.140. (Ord. 74-446 Art. II § 11 (part), 1974.)

17.16.020 - Highways and roads.

The subdivider shall comply with the current road department standards for all construction. All streets shall be constructed to road department standards and offered for dedication as public streets unless a variance is granted by the board of supervisors. (Ord. 74-446 Art. II § 11(A), 1974.)

17.16.040 - Flooding and drainage.

A. The subdivider shall design the subdivision so that it shall be protected from inundation, flood hazard, sheet flow, springs and other surface waters. The design of improvements shall be such that water occurring within the subdivision will be carried off without injury to any improvements, residential sites or residences to be installed within the subdivision. The design shall provide for prevention of erosion or siltation that would be detrimental to the environment of the adjoining area. Waters occurring within the subdivision shall be carried to a storm drainage facility or natural watercourse by such improvements as may be required to meet the design standards set forth. Drainage design within the subdivision shall accommodate reasonable anticipated future development within the drainage area. Any off-tract outlet drainage facility required to carry drainage from the proposed subdivision to a defined channel or conduit shall be made adequate for the ultimate state of development in the drainage area.

B. When any watercourse traverses or serves a subdivision, adequate on-site and/or off-site easements for storm drainage purposes shall be provided.

C. Upon commission requirement, a storm drainage maintenance district or acceptable alternate shall be established for the maintenance of storm drainage facilities constructed in conjunction with the subdivision. When a drainage master plan has been adopted for the drainage area, the subdivider shall pay a fee for his pro rata share of the cost of the contract or the estimated cost of constructing the drainage facilities within the drainage area.

(Ord. 74-446 Art. II § 11(C), 1974.)

17.16.050 - Water supply.

A. The commission may require that the subdivider connect to a water treatment and distribution system having adequate plant capacity to handle the subdivision; that the subdivider construct an adequate water treatment and distribution system if there is no district or water company having adequate capacity serving the proposed subdivision; or may require such other means of water treatment and distribution as shall provide adequate water to meet domestic and fire use. The recommended minimum volume for fire use is five hundred gallons per minute for the duration of four hours.

B. In those areas within a subdivision served by a water furnishing district or water company under the jurisdiction of the county, all lines and facilities shall be constructed in accordance with the requirements of the public works department and the health department.

C. For a subdivision which averages a lot size of two and one-half acres or more, the subdivider shall prove the availability of water for domestic use. If a domestic system is provided, it shall be adequate for fire protection.

D. For subdivisions with average lot size of less than two and one-half acres, domestic water shall be provided to all lots from a central water supply source and distribution system. Storage facilities for domestic water shall have a minimum capacity of twelve hour flow, approved by the health department. The system shall also provide for adequate fire protection.

E. Mutual water companies and home owners' associations shall not be permitted to be the water suppliers. Individual water treatment systems in a subdivision are not permitted.

F. Domestic water shall meet all the local and state standards for quality and quantity. Any source treatment plant, storage facility, distribution lines and appurtenances used to render water safe for domestic use must be approved by the local and/or State Health Department.

G. Approval of improvement plans by the utility district for water service supply and maintenance is required. A letter shall be submitted to the commission, stating that the district has the capacity to serve and meet the flows and volumes required for domestic use and fire protection for this development, over and above previously approved and existing users.

(Ord. 74-446 Art. II § 11(D), 1974.)

17.16.120 - Easements.

The subdivider shall be required to offer for dedication easements and rights-of-way for utilities.

Easements of sufficient width will be required along natural watercourses, conforming substantially to the lines of such channels.

(Ord. 74-446 Art. II § 11(I), 1974.)

17.16.150 - Public access.

In all cases where a subdivision fronts on a public waterway or stream, reasonable public access by fee or easement shall be provided from a public highway to the portion of such waterway within the proposed subdivision and a public easement shall be provided along the portion of such waterway within the subdivision.

(Ord. 74-446 Art. II § 12, 1974.)

17.16.160 - Bicycle and equestrian paths.

Whenever a subdivider is required pursuant to Section 11611 of the Business and Professions Code to dedicate roadways to the public, he shall also be required to dedicate such additional land as may be necessary and feasible to provide paths for the use and safety of the residents of the subdivision, if the subdivision, as shown on the final map thereof, contains two hundred or more parcels. Dedication may be required by the commission for a subdivision of less than two hundred lots, when in the opinion of the commission there is a need.

(Ord. 74-446 Art. II § 13, 1974.)

17.16.180 - Parks and recreational facilities.

Each subdivider may be required by the commission to dedicate land for park or recreational purposes or, as a fee in lieu thereof, the reasonable market value of such land, or any combination of such land and fee.

- A. The park area may be up to five percent of the area of the subdivision.
- B. The land so dedicated shall be used only for the purpose of providing park or recreational facilities to serve the subdivision.
- C. Park and recreational facilities required by this section shall conform to the general plan for such area and the principles and standards contained therein.
- D. The amount and location of land required to be dedicated shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.
- E. At the time of dedication, the county shall specify when development of the park or facilities will begin.
- F. The provisions of the section do not apply to industrial subdivisions, nor do they apply to condominium projects or stock cooperatives which consist of the subdivision of airspace in an existing apartment building which is more than five years old when no new dwelling units are added, nor do they apply to parcel maps for a subdivision containing less than five parcels for a shopping center containing more than 300,000 square feet of gross leasable area and no residential development or uses.
- G. Only the payment of fees may be required for subdivisions of fifty units or less.

(Ord. 81-493 § 26, 1981; Ord. 74-446 Art. II § 15, 1974.)

17.16.190 - Community improvements.

Whenever the commission requires the installation of roads, sewers, water supply systems or drainage facilities by the subdivider, and such improvements are of benefit and value to land other than that located within the subdivision, the commission may recommend to the board an agreement with the subdivider to reimburse him in whole or part for the use of such improvements by lands other than those developed by the subdivider, and may recommend to the board the imposition and collection of a charge for the use of such facilities as provided in the Subdivision Map Act.

(Ord. 74-446 Art. II § 16, 1974.)

17.16.195 - Reserved areas for public purposes.

A. The board of supervisors may, as a condition of the approval of a tentative and/or final map, require the subdivider to reserve areas of real property within the subdivision to be used for public purposes including, but not limited to parks, recreational facilities, fire stations, libraries or other public uses, subject to the following conditions and/or findings:

1. The requirement for reservation is based upon an adopted specific or an adopted general plan containing a community facilities element, a recreation and parks element or a public building element, and the required reservations are in accordance with the definite principles and standards contained therein;
2. The ordinance codified in this chapter has been in effect for thirty days prior to the filing of the tentative map;
3. The reserved area is of such size and shape as to permit the balance of the property within which the reservation is located to develop in an orderly and efficient manner;
4. The amount of land reserved will not make development of the remaining land held by the subdivider economically unfeasible;
5. The designation of the reserved area is such that it:
 - a. Conforms to the specific or general plan adopted for the area,
 - b. Is in such multiples of streets and parcels as to permit an efficient division of the reserved area in the event that the reserved area is not acquired within the prescribed period.

B. The public agency for whose benefit an area has been reserved shall at the time of approval of the final map or parcel map enter into a binding agreement to acquire such reserved area within two years after completion and acceptance of all improvements unless such period of time is extended by mutual agreement. The purchase price shall be the market value of the area at the time of the filing of the tentative map plus the taxes against such reserved area from the date of reservation and any other costs incurred by the subdivider in maintaining that area including costs incurred on any loan covering that area.

(Ord. 79-446-D § 1, 1979.)

From:
Sierra del Oro Trading Company LLC
Rock Creek Ranch Mutual Water Corporation
Rock Creek Ranch Rural Electric Corporation
Sierra del Oro Community Service Association

November 7, 2023

Regarding: Housing Laws Violations Mono County
Rock Creek Ranch Housing Development Project
APN # 026-330-002-000

To:
Mono County Board of Supervisors
Mono County Planning Commissioners
Mono County Planning and Community Development Department
California State Housing and Development Department
Office of the Attorney General of California

With California having some of the highest housing and rent prices in the country, affordable housing is a top priority in the state. In 2019, two State bills, SB 35 and SB 330 created requirements and eased timeframes to help relieve the current housing situation. This is in addition to:

1. the Housing Accountability Act [*which limits local government's ability to deny, reduce the density of, or make infeasible housing development projects (Gov Code section 65589.5)*];
2. the Density Bonus Law [*which incentivizes the construction of affordable housing by allowing a developer to add additional housing units to a project beyond the zoned capacity and secure other "incentives" in exchange for a commitment from the developer to include deed-restricted affordable units in the project. When a developer meets the requirements of the Density Bonus Law, a local government is obligated to permit increased building density, grant incentives, and waive any conflicting development standards (Gove Code section 65915-65918)*]; and
3. the Accessory Dwelling Unit Law [*Accessory dwelling units (ADUs) and junior ADUs (JADU) are a flexible form of housing that is "affordable by design" . . . and addresses barriers, streamlines approval, and expands potential capacity for ADUs, recognizing their unique importance in addressing California's housing needs (Gov Code section 65852.2)*].
4. "In response to California's critical housing needs, the legislature enacted Housing Element Law with the goal of adequate and safe housing for every Californian. The attainment of housing for all requires the cooperation of local and State governments." (Mono County Housing Element). "Mono County Housing Element Goal 1- Increase Overall Housing Supply, Consistent with County's Rural Character: Programs targeted at producing more units, irrespective of income level. Mono County has a lack of overall supply and supports the creation of all residential projects that provide housing within the context of community plans. Programs are targeted at identifying appropriate sites and removing constraints that slow or limit development."

Mono County small town atmosphere, rural residential character and associated quality of life shall be enhanced by the proposed infill development project to complete the Paradise Community: 10-lot Rock Creek Ranch Sustainable Intentional Community Low Income Housing with approved 2014 Specific Plan and certified EIR. And the Community at large will benefit from the proposed Emergency Shelter, Trail System, New Access Road, Sustainable small-scale farms and other projects elements by fulfilling Mono County Housing Elements goals and policies with State laws and policies. For example:

1. *Mono County Housing Element Goal 1.6 Monitor the requirements for complexes with four units to be approved through a conditional use permit and if it is a constraint on development. Complexes with up to three units are currently a permitted use by-right in multi-family land use designations. Must be adapted to the Accessory Dwelling Unit Law and the Housing Accountability Act for new housing development projects.*
2. *Mono County Housing Element Goal 1.10 Establish and adopt minimum allowable densities or*

increased densities in appropriate community areas or specific plans. Density Bonus Law- The Rock Creek Ranch Specific Plan is SFR Land Use Designation- 2.58 DUs per acre.

3. *Mono County Housing Element Goal 1.4 Identify future opportunities for CEQA streamlining, including using exemptions when possible. SB 226 Infill project CEQA streamlining. The proposed housing development project is consistent with regional strategy for land use.*

Per the Mono County Housing Element, Paradise Community housing is 12.6% vacant/seasonal of total housing; 95.9% owner occupied; and 4.1% renter occupied. The proposed housing development project introduces 40 rental DUs that will support 140 residents with safe, healthy, new affordable co-living housing. The proposed project increases Low-Income deed restricted rental DUs by 9% but increases Low-Income rental housing by 24% (Current Low Income Rental DUs total 410; Intentional Community addition of 130 co-living within 40 DUs). The Intentional Community is designed for a high degree of social cohesion of collective co-living households in a co-housing sustainable subdivision.

The Housing Element Law compels the Mono County Planning Commissioners and Planning Department to:

1. comply with Senate Bills 330, 226, 35, and Density Bonus requirements;
2. be responsible to coordinate a streamlining discretionary and ministerial permitting process to review and approve all the applications associated with the proposed Low-Income development project;
3. determine what requirements, concessions, incentives, waivers and reductions in development standards are applicable for the project. Modifications to objective standards granted as part of a density bonus, concession, incentive, or waiver of development standards pursuant to Density Bonus Law Government Code section 65915, or a local density bonus ordinance, shall be considered consistent with objective standards; and
4. identify CEQA streamlining.

Usually, a development project must be modified and/or reduced to comply with established objective design standards and other development regulations such as limits on building height, setback, parking and on-site open space requirements, etc. Concessions and incentives, as defined under State law, allow a developer to deviate from those design standards and/or development regulations when such regulations potentially make the project economically infeasible for the developer to build. Incentives and concessions include "a reduction in site development standards or a modification of zoning code requirements or architectural design requirements . . . that result in identifiable and actual cost reductions, to provide for affordable housing costs." [Gov Code 65915(d)(1) and 65915(k)]. But without a working relationship with the local jurisdiction, the proponent is unsure what is applicable for the development housing project, as is such in this case. And Mono County is unable to acknowledge that the proposed housing development project is entitled to any concessions, incentives and waivers or reductions in development standards.

The purpose of SB 330 is to streamline and reduce the time it takes to approve housing developments. By reducing the processing time, the goal is to create certainty within the building process with vested rights. SB 330 provides eligible housing development projects seeking discretionary approval enhanced streamlining and an optional vesting opportunity through a process initiated by the filing of a Preliminary Application. Typically, early consultation with the Planning Department and a presentation to the Planning Commission is recommended after the submission of SB 330 Preliminary Application, to coordinate the scope of the project with vesting rights and its anticipated ability to remain vested after a Preliminary Application is submitted with the local government. Mono County Community Development Department has failed to ascertain or define the project's scope, including its objectives, deliverables, governing bodies, budget, and time frame, even after the submission of the SB 330 Preliminary Application submitted October 5, 2023.

The proponents have only 180 days from the submission of the Preliminary Application to submit development applications for review. Without a meeting with the Planning Department or the Planning Commissioners, an undue burden has been placed on the proponents of the 100% Low-Income development housing project to navigate a process that is not on the Mono County website and unfamiliar to the County's lead project contact, a MIG sub-contractor. The situation is further exasperated by the Planning Departments lack of comprehension of the due process of the Housing Crisis Act, Housing Accountability

Act, Density Bonus Law and Accessory Dwelling Unit Law in relation to the proposed housing development project to Mono County's policies and their inability to timely respond with information necessary to proceed forward with submissions of further applications with regards to incentives, concessions and waivers to development standards.

The goal of SB 35 is to increase the housing supply within counties and cities that have not made progress toward meeting affordable housing goals (of mostly rental units), that are mandated by the state, [specifically, for "multifamily infill projects" which includes accessory dwelling units for new construction of single-family homes with attached accessory dwelling units or a "housing development project" (refers to a group of housing units)]. Housing Accountability Act (Gov Code 65589.5) seeks to increase the approval and construction of new housing by curbing the ability of local governments to deny or reduce the density of "housing development projects". (The proposed development project includes 100% Low-Income rental units- four DU's per lot = 40 DUs). The SB 35 Statewide Determination Summary clearly indicates that Mono County is **not** exempt currently from subject to the streamlined ministerial review process.

Mono County has made insufficient progress toward their Lower income Regional Housing Needs Assessment (RHNA) and are therefore subject to streamlined ministerial approval process for proposed developments with at least 50% affordability as noted in the published SB 35 Statewide Determination Summary 2023. SB 35 Notice of Intent was submitted to Mono County Community Development Department, October 5, 2023, along with the SB 330 Preliminary Application which included the 8/7/2023 Rock Creek Ranch Vesting TTM application. The SB 330 Preliminary Application stated that the proponent would be seeking Density Bonus incentives, waivers, concessions and reduction in development standards for the development project which would require Mono County to provide the requirements for a SB 35 Supplemental or a Density Bonus application requirement checklist.

Under the Housing Crisis Act, proposed housing developments projects are only subject to objective standards, objective subdivision standards, and objective design review standards enacted and in effect at the time that the application is submitted. When determining consistency with objective zoning, subdivision, or design review standards, the local government shall only use those standards that meet the definition referenced. Without a working relationship with the Planning Department, the project relies on the objective standards of the County's General Plan, which directly impacts the ability to coordinate a path forward for submission of Use Permits, Director Reviews and other permit applications when applying concessions, incentives or waivers to development standards.

The Mono County Planning Department does not have an SB 35 application, nor an SB 35 Supplemental Application which is necessary for Density Bonus and which has made the process of submitting applications extremely difficult to the point that no applications have been able to be submitted. Under the Density Bonus Law, jurisdictions must adopt an ordinance that specifies how the Density Bonus Law will be implemented locally. This ordinance may comprehensively address all parts of the law (e.g., eligibility, bonus percentages, etc) or simply indicate that the Density Bonus Law will be implemented directly from State statute. Mono County allows for density bonuses *to residential projects* (in Multiple-Family land use designation) *at a rate of 35% over the maximum density or a ratio of one bonus unit to one affordable/employee housing unit, whichever is greater. Density bonuses will be awarded in a manner consistent with Gov Code section 65915.* Due to SB 330, the Rock Creek Ranch is a "housing development project" and is entitled under the Housing Accountability Act and Density Bonus Law incentives, concessions and waivers. Furthermore, Mono County should have updated their website to include the Housing Crisis Act.

Also, per the Housing Crisis Act, if the local government fails to publicly provide information, in a manner readily accessible to the general public, about the locality's process for applying and receiving approval, the local government shall accept any application that meets the requirements for a standard multifamily entitlement submittal and that contains information showing how the development complies with requirements. Mono County does not have a multifamily entitlement process listed on their website and repeated requests for guidance to the Community Planning Department have been unsuccessful.

Because the Vesting TTM application was submitted with the SB 330 Preliminary Application, and found to be incomplete, the proponents should be permitted to resubmit the requested information without triggering

a new application process to review for completeness within the next thirty days.

The proponents should also be permitted to schedule a hearing with the planning commissioners to review the scope of the project or at a minimum have a designated planner within the Mono County Planning Department that is familiar with Mono County Housing Element and Objective Standards (instead of a sub-contractor that is unfamiliar with Mono County's character, codes and guidelines and State law) to save time and money and fulfill the streamlining permitting intent of the laws and most importantly to not overwhelm the limited resources of the Mono County Planning Department.

The Mono County Community Development Department has been non-compliant and is lacking the technical assistance to process the applications associated with the proposed housing development under the Housing Crisis Act, the Housing Accountability Act, the Density Bonus Law, and the Accessory Dwelling Unit Law. Based on the responses received, inability for early consultation, and the lack of corrective action taken, the proponent filed potential violations with California State Housing and Development Department to bring the situation to the attention of the Office of the Attorney General under the Housing Element Law.

Again, Mono County must collaborate with applicable federal, state and local entities in pursuing the vision through citizen-based planning and efficient, coordinated permit processing that adhere to the Housing Crisis Act, Housing Accountability Act, Density Bonus Law, Accessory Dwelling Unit Law and objective guidelines for infill projects- SB 226 CEQA Streamlining. At this time, the development housing project requires that Mono County Planning Commissioners and Mono County Community Development Department to comply with the Housing Crisis Act, Housing Accountability Act, Density Bonus Law, and Accessory Dwelling Unit Law to coordinate the streamlining permitting process for reviewing and processing the applications for the proposed housing development project to determine what requirements, concessions, incentives and waivers are applicable for the 10-lot Rock Creek Ranch Sustainable Intentional Community with 100% Low-Income Housing.

Thank you,

Paula Richards

Sierra del Oro Trading Company LLC
Rock Creek Ranch Mutual Water Corporation
Rock Creek Ranch Rural Electric Corporation
Sierra del Oro Community Service Association

Project Name: Rock Creek Ranch Sustainable Intentional Community Low Income Housing

Total Number of Units: 40

Number of Affordable Units: 40

APN# 026-330-002-000

Location: 9125 Lower Rock Creek Rd, Bishop CA 93514

Jurisdiction: Mono County