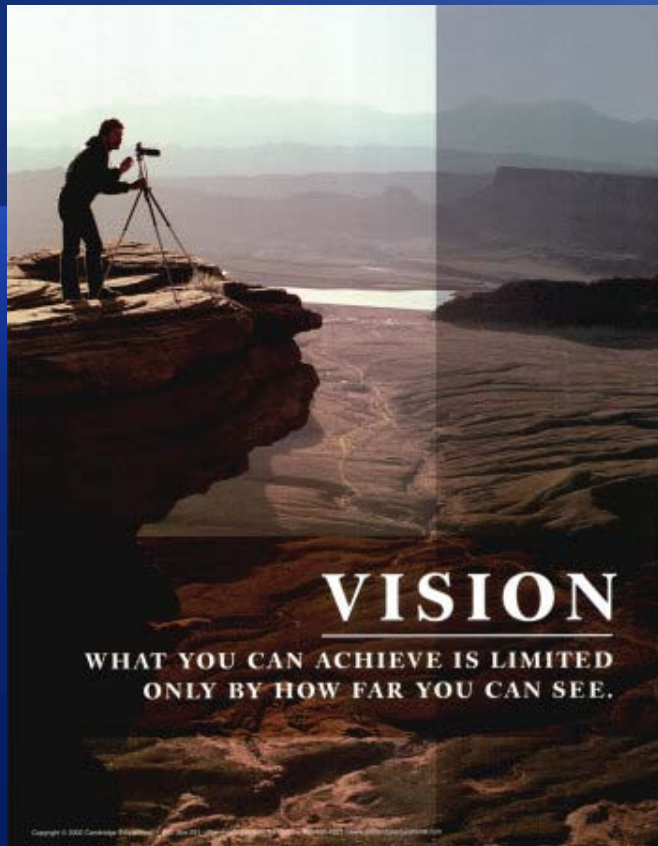


MONO BASIN VISIONING as of JULY 2010



Mono Basin Visioning Steering Committee

07.15.2010

What is 'visioning'?

- ◆ Community visioning is both a process and an outcome
- ◆ Visioning leads to a clearly defined "goals statement"
- ◆ Sets a strategy for achieving the goals identified and prioritizes them
- ◆ Consists of a series of meetings/outreach that focus on long-range issues
- ◆ Identifies key stakeholders and community members to seek input on a long-range plan
 - ◆ Focus is to find *common ground* among participants in exploring and advocating strategies for the future

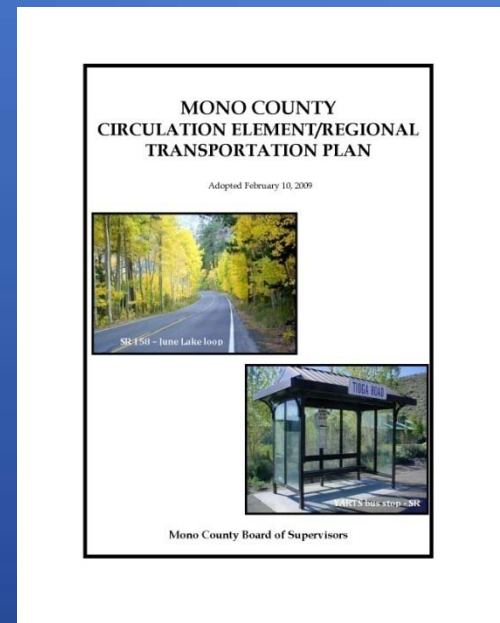
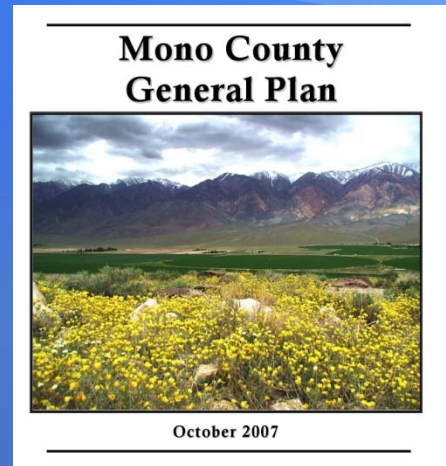
Visioning is useful:

- ◆ to set the stage for short-range planning activities;
- ◆ to set new directions in policy;
- ◆ to review existing policy;
- ◆ when integration between issues is required;
- ◆ when a wide variety of ideas should be heard; and
- ◆ when a range of potential solutions is needed.



Mono Basin Visioning process thus far:

- ◆ Resolution to the Board of Supervisors
- ◆ Review of existing policies and goals defined by:
 - ◆ The Mono County General Plan Land Use and Regional Transportation Plan Policies for the Long Valley Area
 - ◆ The current Mono Basin policies is building upon and implementation of these established goals and priorities
- ◆ Don Bauer [Bauer Environmental Consulting, inc] began work in 2003 to develop a 'Vision' for the Lee Vining area that would help facilitate implementation of the communities goals
- ◆ Streetscape
- ◆ Corridor Enhancement Plan (Blueprint planning)
- ◆ Future Planning
 - ◆ Corridor Management Plan (National Scenic Byway Grant)
 - ◆ Land Tenure (prototype)



Community Input

- ◆ Key stakeholders: Library, market, trailer park, County, private property owners, community members
- ◆ RPAC meetings to facilitate outreach and keep community involved throughout process forward
- ◆ What do we expect to be the final product, outcome?
- ◆ Implementation
- ◆ As a result of outreach; what has the community said they want to see
- ◆ What are *their* goals
- ◆ Has there been surveys, informal discussions, any data to back why this is a reflection of the communities desires?

Issues/Opportunities/Constraints identified through existing Policies and outreach efforts thus far:

ISSUES/OPPORTUNITIES/CONSTRAINTS FOR MONO BASIN

- ◆ The extremely limited private land base throughout Mono Basin and especially in Lee Vining limits potential community expansion in the area. In Lee Vining, there is some potential for land exchanges or purchases either with the USFS or the LADWP.
- ◆ Residents of Lee Vining would like to see some affordable housing developed in the area, either rental units or single-family units.
- ◆ Residents of Mono City are concerned about the expansion of their community beyond the current limits of the subdivision. They are concerned about possible impacts to visual quality and to the deer herd in the area. The impacts from increased traffic levels are also a concern.
- ◆ Both in Lee Vining and Mono City there are some concerns about the water supply systems. The Mono City system has enough to supply the lots in the existing subdivision but not to supply additional development beyond that level. The Lee Vining Public Utility District (PUD) is currently in the process of improving its supply in order to serve additional development and to meet new water quality standards established by the state.

Existing Policies identified through outreach efforts thus far:

- ◆ **GOAL:** Provide for the orderly growth of Mono Basin communities in a manner that retains the small town character, coincides with infrastructure expansion, facilitates economic and community development, and protects the area's scenic, recreational, and natural resources.

Goals identified through existing Policies and outreach efforts thus far:

- ◆ **Objective A**

Direct future development to occur in and adjacent to Lee Vining.

Policy 1: Obtain lands necessary for the orderly expansion of Lee Vining.

Action 1.1: Work with appropriate agencies to provide for developable lands adjacent to Lee Vining.

Action 1.2: Designate lands adjacent to Lee Vining for community expansion in the Land Use Element.

Policy 2: Future development should coincide with infrastructure and service capability expansion.

Action 2.1: Support and assist the Lee Vining PUD in securing sufficient water for community growth.

Action 2.2: Require development projects to obtain "will-serve" letters from applicable service agencies.

Land Trade:
Identify land trades
with agencies and
private owners

Goals identified through existing Policies and outreach efforts thus far:

Objective B

Encourage infill development of Mono City prior to considering development on adjacent lands.

Policy 1: Existing lots at Mono City should be developed before adjacent lands are considered for development.

Policy 2: If necessary, obtain lands for the orderly expansion of Mono City.

Action 2.1: Request the BLM to designate lands adjacent to Mono City for potential future land disposal, when and if demand for additional development warrants such disposal.

Policy 3: Future development should coincide with infrastructure and service capability expansion.

Goals identified through existing Policies and outreach efforts thus far:

Objective C

Maintain the scenic, recreational, and natural attributes of areas outside Lee Vining and Mono City.

Policy 1: Ensure that future development outside existing communities is compatible with the scenic, recreational, and natural attributes of the area.

Action 1.1: Provide for low intensity uses (e.g., low density residential uses) outside of Lee Vining and Mono City. Higher intensity uses (e.g., limited commercial, industrial, and resource extraction) may be permitted if it can be demonstrated that the use cannot be accommodated in existing community areas, that the use is incompatible with existing community uses, or that the use directly relies on the availability of unique on-site resources. Higher intensity uses should not adversely impact the area's scenic, recreational, and natural resources.

Action 1.2: Require preparation of a Specific Plan and EIR for subdivisions of 30 parcels or more that are not within or adjacent to Lee Vining or Mono City.

Action 1.3: Require preparation of a Specific Plan or PUD for development projects proposed on federal exchange lands (parcel maps are exempt from this requirement).

Action 1.4: Periodically review the Conway Ranch Specific Plan and any other future specific plans in the Mono Basin.

Goals identified through existing Policies and outreach efforts thus far:

Objective D

Guide development to provide for community needs.

Policy 1: Encourage the development of affordable housing, including rental units.

Policy 2: Provide a site for limited industrial uses, including road yards, heavy equipment storage, and similar uses, within or adjacent to Lee Vining.

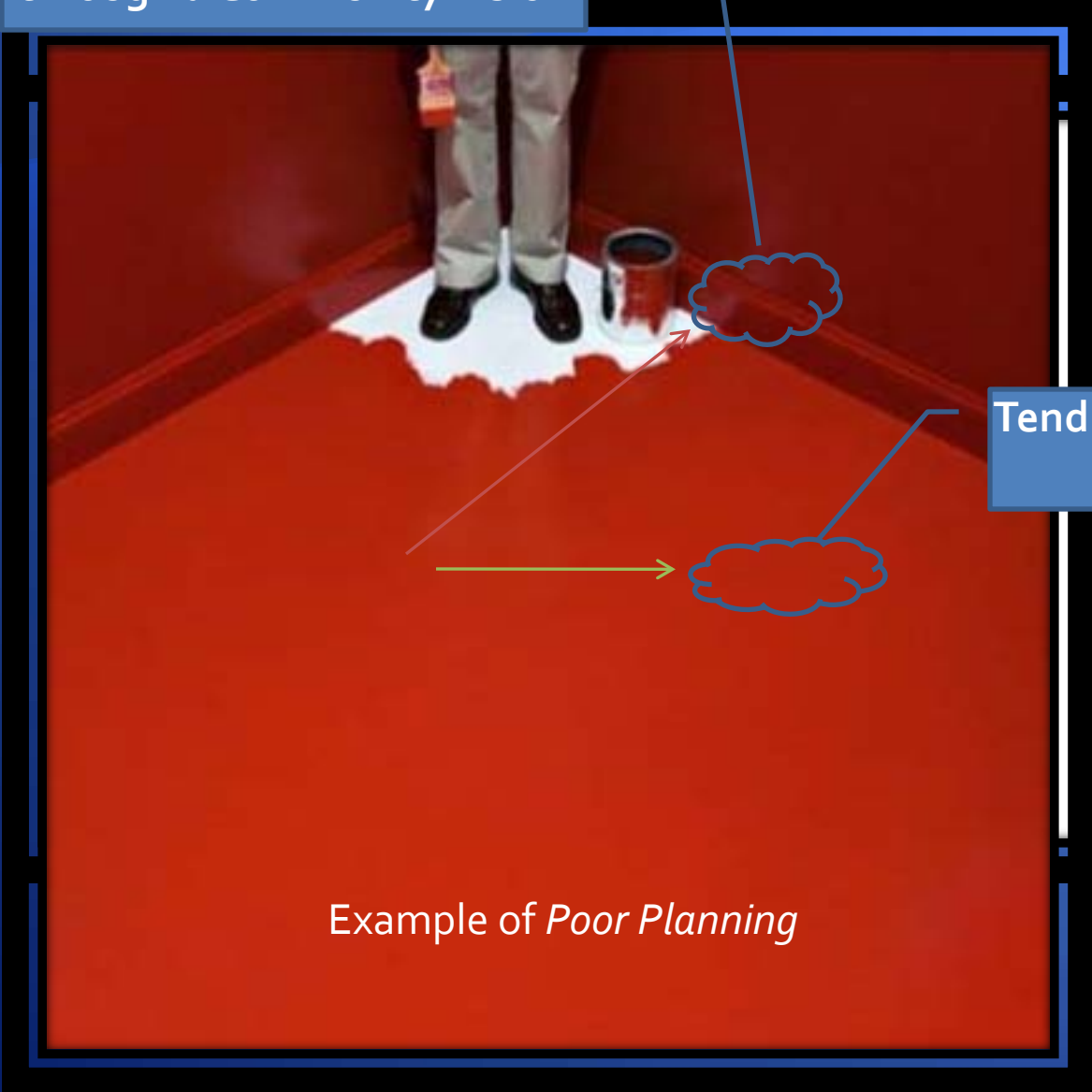
Action 2.1: Consider relocating visually offensive land uses, such as road yards, to the designated industrial site.

Policy 3: Focus commercial development within or adjacent to Lee Vining.

Policy 4: Provide a community center in Lee Vining.

Increased 'Quality of Life' as defined and implemented through a Community Vision

and *nothing?*



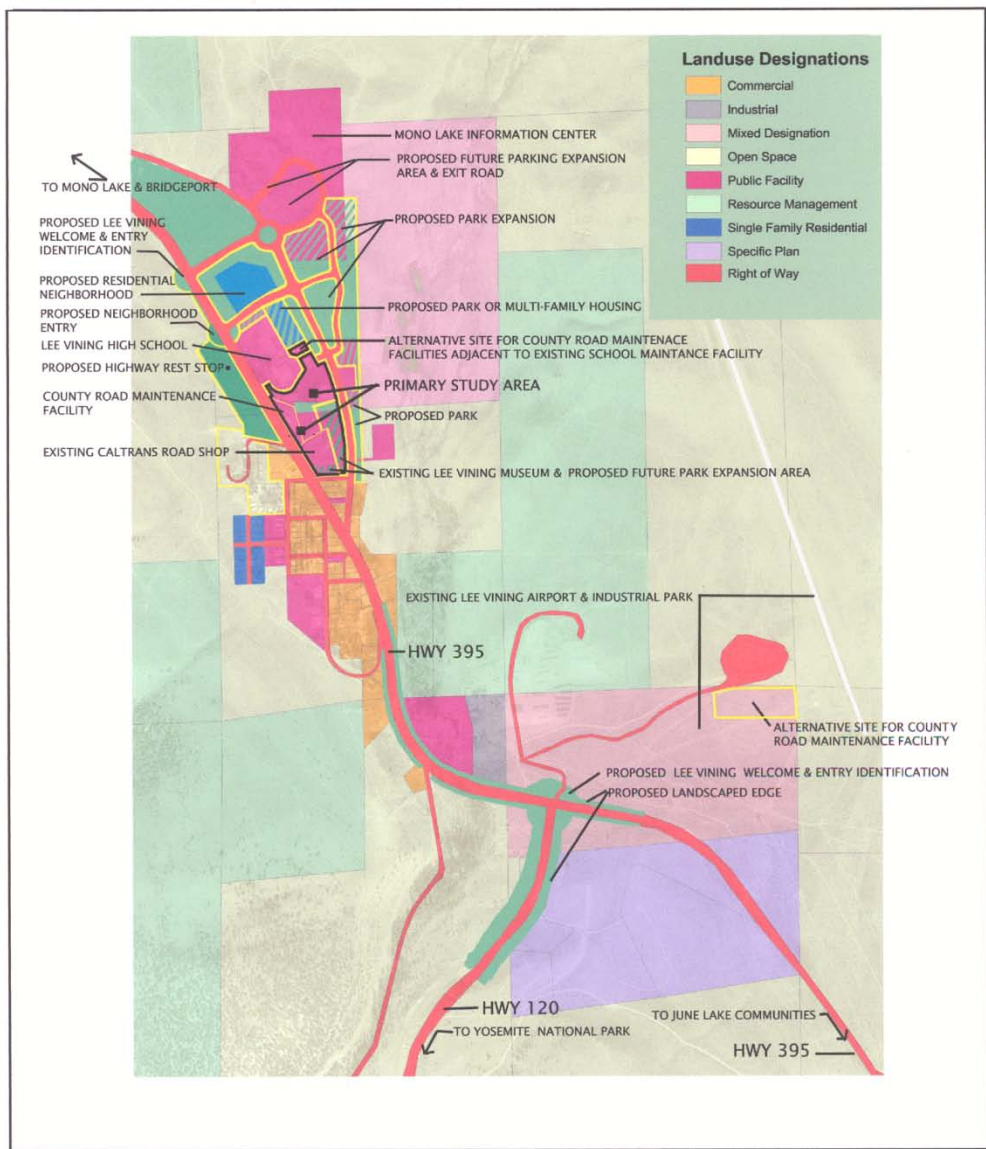
Tend to remain the same

Example of *Poor Planning*

Future Steps for Visioning Process



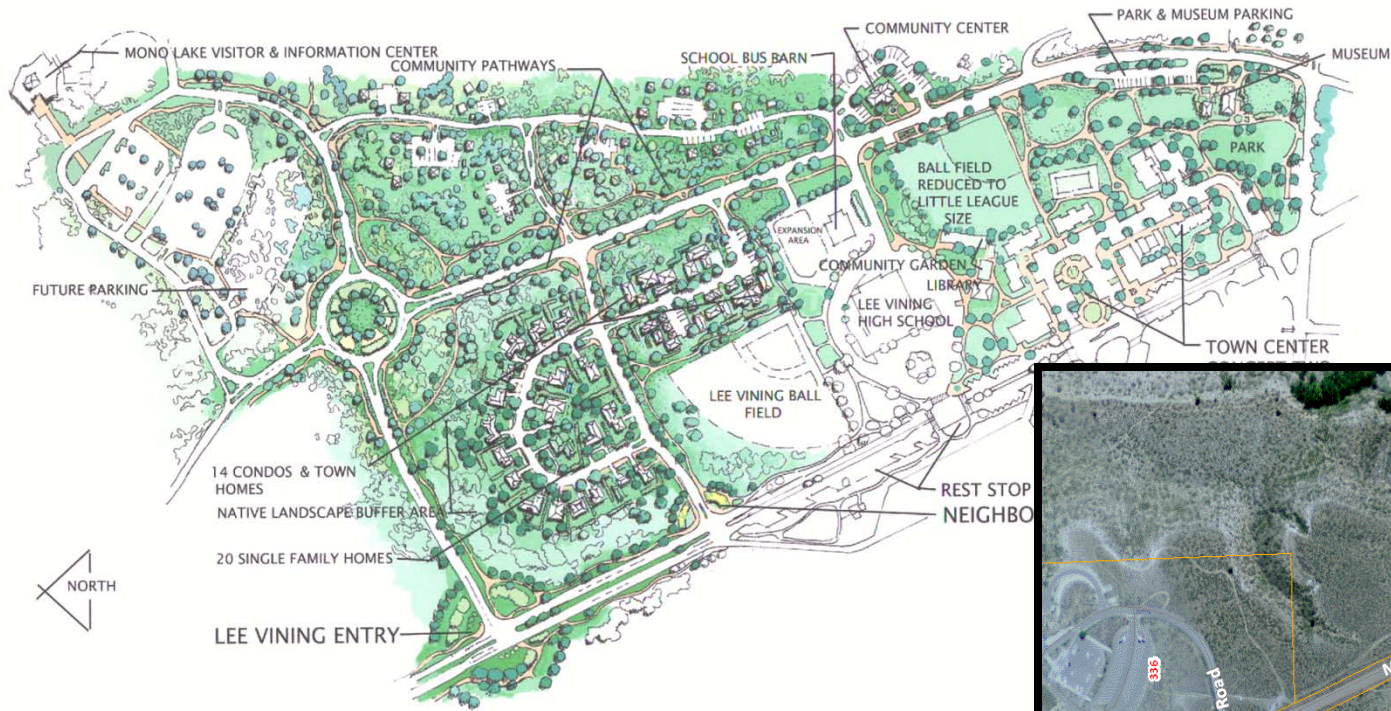
- ◆ Future 3 meetings will focus on one element of the Vision at a time:
 1. Identifying Trails (06.30.10)
 2. Traffic Calming Measures (T.B.D.)
 3. Creation of Community Core (T.B.D.)
- ◆ Direction from RPAC to determine additional steps forward, i.e.
 - ◆ Potential additional meetings:
 - ◆ Combination of elements into one plan
 - ◆ Workshops
 - ◆ Field Trips
 - ◆ Open House
 - ◆ Contact Person from RPAC to coordinate with County Staff/Consultant periodically for updates/direction



PROPOSED LAND USE DESIGNATIONS LEE VINING GENERAL PLAN
 ALTERNATIVE FUTURES PLAN FOR THE COMMUNITY OF LEE VINING JUNE 2003
 PREPARED FOR THE MONO COUNTRY PLANNING DEPARTMENT PREPARED BY BAUER PLANNING & ENVIRONMENTAL SERVICES, INC.

Example Results and Goals:

PARK & COMMUNITY HOUSING PRIMARY STUDY AREA



ALTERNATIVE FUTURE
MONO COUNTY, CA.
PREPARED FOR: MONO COUNTY
PREPARED BY: BAUER PLANNING & ENVIR
JUNE 2003



Streetscape Design



ILLUSTRATIVE LANDSCAPE PLAN

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning

P.O. Box 988 • 100 Highway 200, Suite 1 • Columbia, SC 29208-0988 • Phone: 803.733.9889 • Fax: 803.733.9890

7-11-2005

Visioning Scenarios

1) Inventory of existing

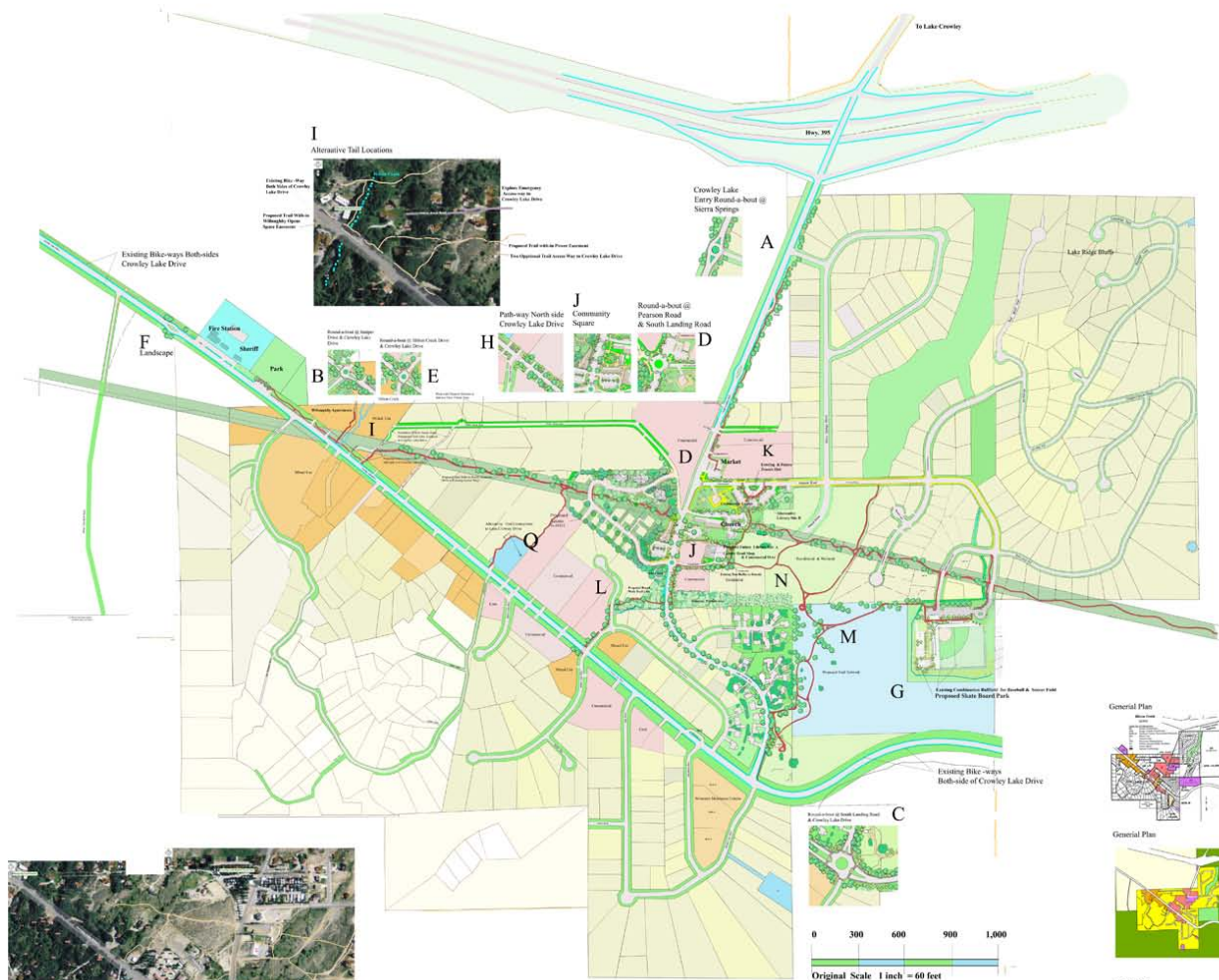


Goal 1:

FORMALIZING TRAILS

Things to Consider

- ◆ Safety
- ◆ Emergency Access
- ◆ “Police-ability”
- ◆ Identify existing trails
 - ◆ Where are people walking/biking as of now?
 - ◆ Prioritize which trails are easiest to formalize
- ◆ Environment Constraints
 - ◆ Topography
 - ◆ Wetlands
 - ◆ Private property
 - ◆ Needed improvements
- ◆ Trail Maintenance
- ◆ Needed access easements
- ◆ Fiscal Impacts



Draft Trails Plan

- Existing Bike Lanes
- Proposed Community Trail Circulation
- Existing & Future Pathway and Trail Elements



LEGEND

Land Use Designations

ER	Estate Residential
SFR	Single Family Residential
MFB-M	Multiple Family Residential Medium-Density
MU	Mixed Use
C	Commercial
RM	Resource Management
PF	Public / Quasi-Public Facilities
OS	Open Space

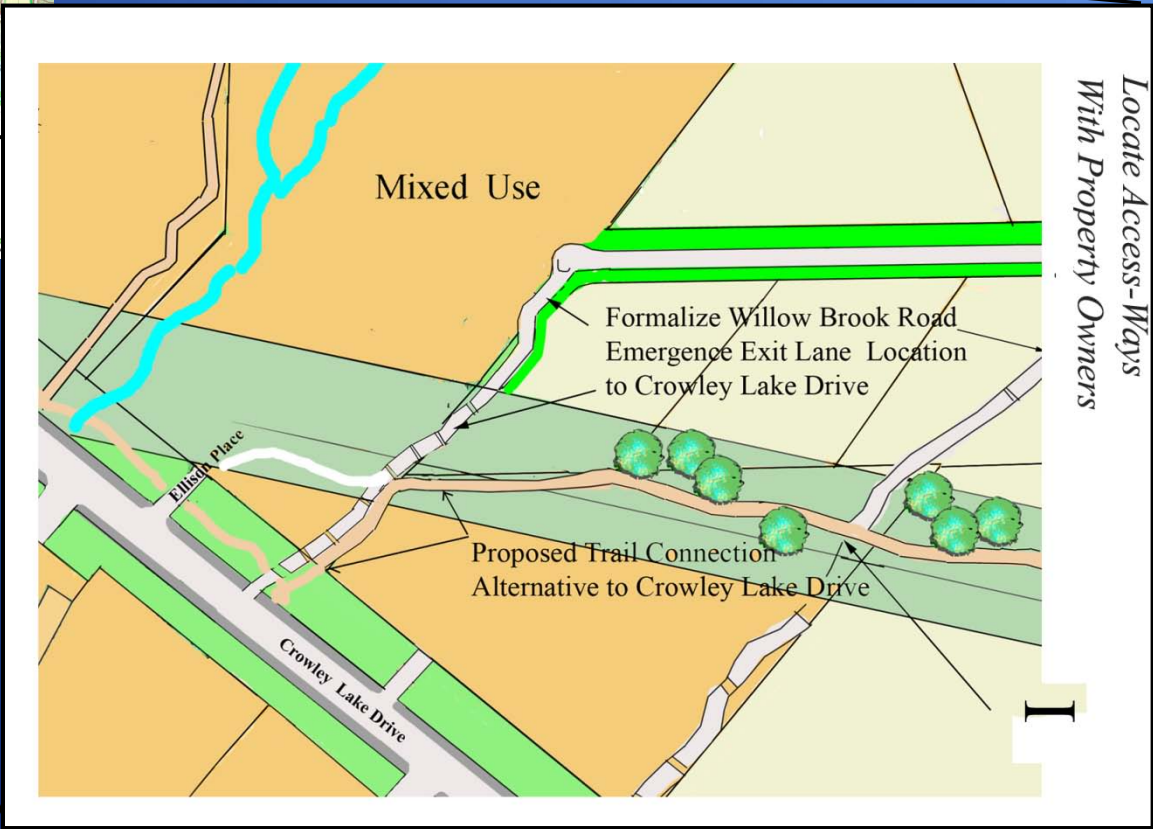
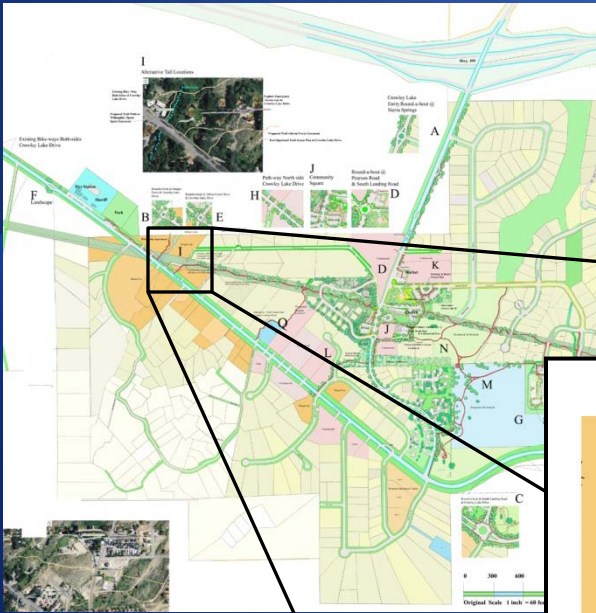
Lake Crowley Visioning Plan
2010 Draft in Progress



- Zoom in to areas that are more complex and requires detailed explanation of your trail proposal
- If there are alternatives to this specific area, using the *same* scale and colors for the trails, offer it is the alternative and explain the differences



Explain Graphic:
i.e. What is being shown here,
why did you choose to zoom in
to this area?, etc.



Goal 2:

TRAFFIC CALMING

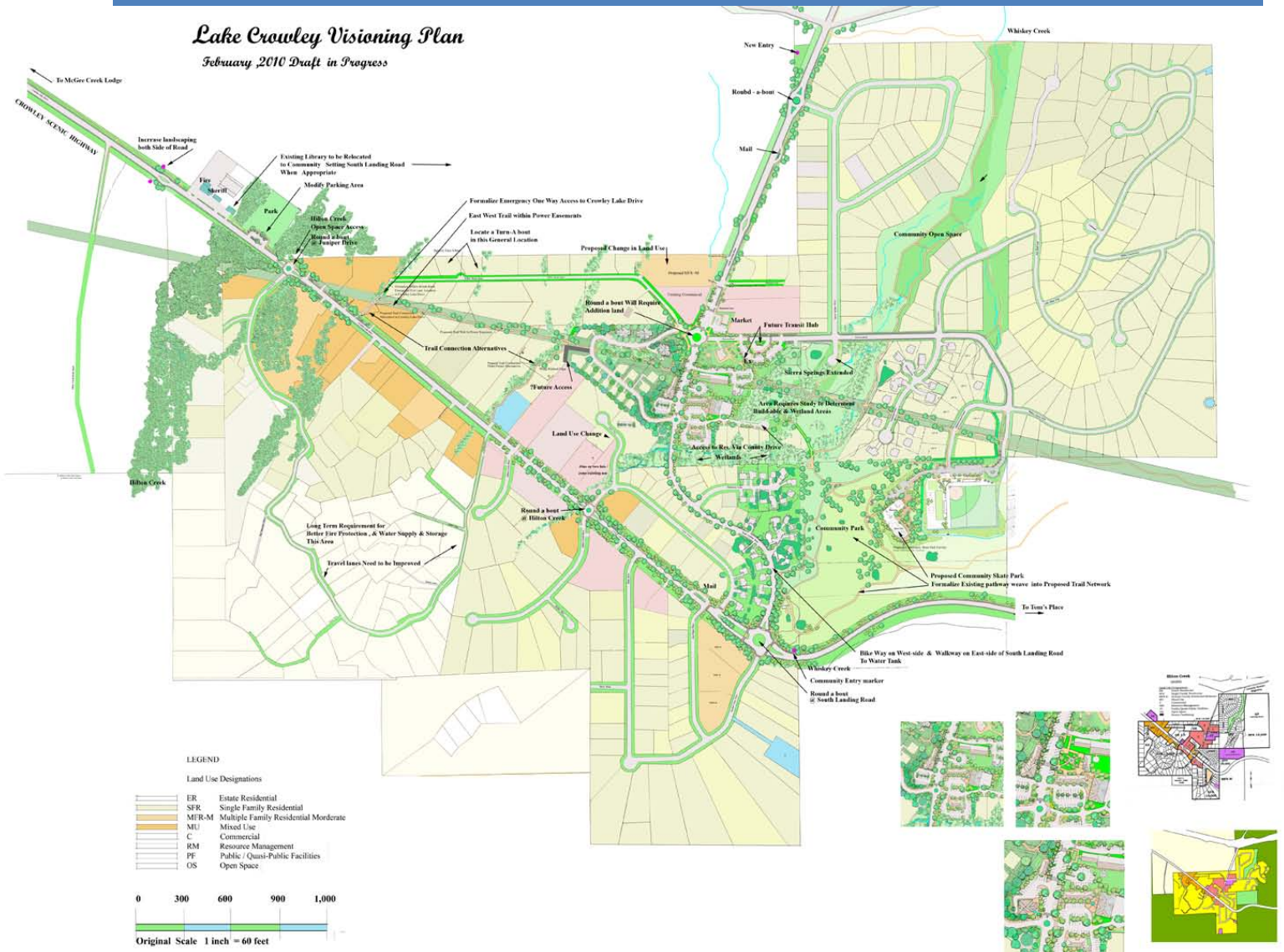
Things to Consider

- ◆ Safety
- ◆ Review Common Techniques
- ◆ Narrow streets
- ◆ Streetscape Improvements
- ◆ Landscaping
- ◆ Round-a-bouts
- ◆ Medians
- ◆ Emergency Access requirements
- ◆ On-street Parking
- ◆ Existing Constraints
 - ◆ Topography
 - ◆ Private property
 - ◆ Needed improvements
- ◆ Right of Way improvements
- ◆ Needed access easements
- ◆ Fiscal Impacts

Explain and point out different elements/options of the proposal

Lake Crowley Visioning Plan

February 2010 Draft in Progress



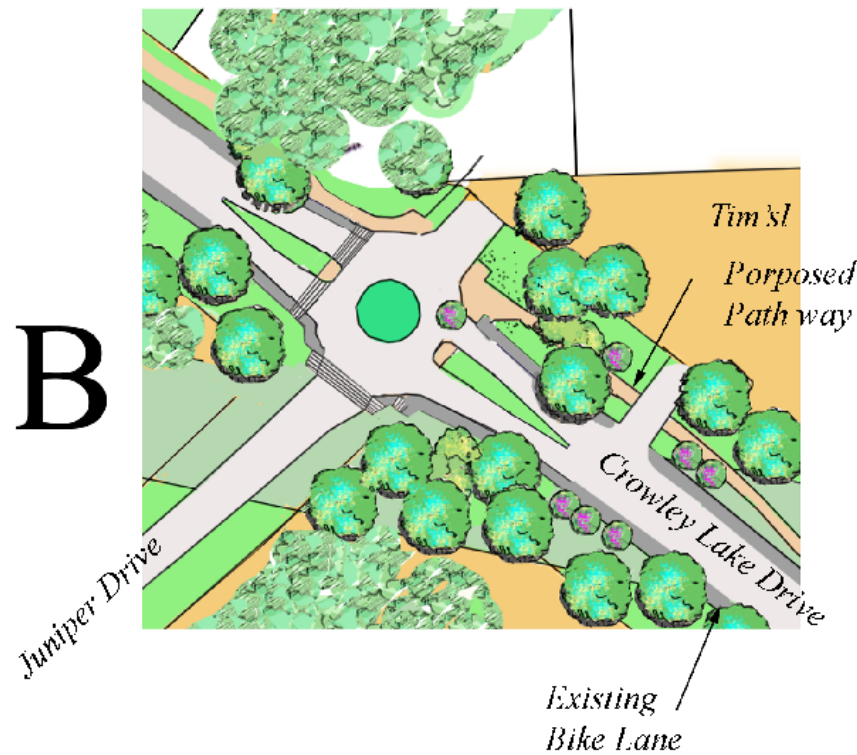
Have multiple slides of all figures related to traffic calming ideas

Explain the options/alternatives clarifying between each the:

- Differences
- Benefits
- Constraints of each

B

Round-a-bout @ Juniper Drive & Crowley Lake Drive



Goal 3:

COMMUNITY CORE

Things to Consider

- ◆ Safety
- ◆ Review Common Techniques
- ◆ Narrow streets
- ◆ Streetscape Improvements
- ◆ Landscaping
- ◆ Round-a-bouts
- ◆ Medians
- ◆ Emergency Access requirements
- ◆ On-street Parking
- ◆ Existing Constraints
 - ◆ Topography
 - ◆ Private property
 - ◆ Needed improvements
- ◆ Right of Way improvements
- ◆ Needed access easements
- ◆ Fiscal Impacts

Have multiple slides of all figures related to the community core ideas (J, Ja, Jb)
Explain the options/alternatives clarifying between each the:

- Differences
- Benefits and;
- Constraints of each

J

Community
Square Proposal @ the Church

