

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

July 30, 2019 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

Videoconference: Town/County Conference Room, Minaret Village Mall, Mammoth Lakes

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 (Minaret Village Mall, above Giovanni's Pizzeria). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

**Agenda sequence (see note following agenda).*

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. **PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda

3. **MEETING MINUTES:** Review and adopt minutes of June 20, 2019 – *p. 1*

4. PUBLIC HEARING

10:05 A.M.

A. CONDITIONAL USE PERMIT 19-008/Julian Family Ranch. Proposal for an equestrian facility on an Agriculture (AG-10) parcel located at 1292 Larson Lane, Coleville (APN 002-450-010). Proposed uses include horse boarding for up to four horses, riding lessons, youth programs, and special events. A CEQA 15301 Class 1 exemption is proposed. *Staff: Hailey Lang – p. 5*

10:25 A.M.

B. GENERAL PLAN AMENDMENT 19-02: Housing Element Update. The Housing Element is a required element of the General Plan and provides an analysis of the county's housing needs for all income levels and strategies to meet those needs. It is subject to detailed statutory requirements regarding content and must be updated on an eight-year cycle, meaning the proposed element would apply until 2027. The Housing Element contains three sections: 1) Goals and Policies, which identifies programs that promote the production of housing; 2) Technical Appendix, which provides background information, including demographics and a detailed site inventory; and 3) Progress Report providing updates on programs from the prior Housing Element. GPA 19-02 also includes two changes to the Land Use Element to ensure internal consistency with the Housing Element and compliance with State law: emergency homeless shelters are added as a permitted use in the Public Facilities (PF) Land Use Designation (LUD), and supportive/transitional housing is added as a permitted use in the Agriculture (AG) LUD. *Staff: Bentley Regehr – p. 14*

DISTRICT #1
COMMISSIONER
Patricia Robertson

DISTRICT #2
COMMISSIONER
Roberta Lagomarsini

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris I. Lizza

5. WORKSHOPS

A. POLICY WORKSHOP ON LEGALITIES OF WALKER BASIN WATER TRANSFER

(Stacey Simon)

B. POTENTIAL GENERAL PLAN AMENDMENTS. 1) Per direction from the Mono County Board of Supervisors, the Commission is requested to consider removing Multi-Family Residential – Low (MFR-L) from Chapter 25 as an eligible land use designation for short-term rentals in single-family residential units; 2) Correct a typographical error to Estate Residential setbacks to be consistent with State law. *Staff: Wendy Sugimura*

6. REPORTS

A. DIRECTOR

B. COMMISSIONERS

7. INFORMATIONAL

8. ADJOURN to regular meeting August 15, 2019

***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 (Minaret Village Mall, above Giovanni's restaurant). 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%20development/commissions%20and%20committees/planning%20commission). For inclusion on the e-mail distribution list, send request to cdritter@mono.ca.gov

Commissioners may participate from a teleconference location. Interested persons may appear before the Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the Commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing. Project proponents, agents or citizens who wish to speak are asked to be acknowledged by the Chair, print their names on the sign-in sheet, and address the Commission from the podium.

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SPECIAL MEETING DRAFT MINUTES

June 20, 2019

COMMISSIONERS: Scott Bush, Roberta Lagomarsini, Chris I. Lizza, Dan Roberts & Patricia Robertson

STAFF: Wendy Sugimura, director; Gerry Le Francois, principal planner; Kelly Karl, assistant planner; Michael Draper, planning analyst; Walt Lehmann & Sean Robison, public works (arrived 10:20); Christy Milovich, deputy county counsel (arrived 10:25); CD Ritter, PC secretary

PUBLIC: Sandra Bauer, Dr. Jim Paulus, Dennis Domaille, Lisa Cutting, Brian Herman

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Chair Scott Bush called the meeting to order at 10:00 a.m. at the Town/County Conference Room in Mammoth Lakes, and attendees recited the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES

MOTION: Adopt minutes of May 16, 2019, as submitted (*Lizza/Roberts. Ayes: 5-0.*)

4. PUBLIC HEARING

A. CONDITIONAL USE PERMIT 18-014/BASK Ventures Inc.: Proposal for indoor cultivation of cannabis on an Industrial (I) parcel located at 474 Industrial Circle, in the Sierra Business Park across from Mammoth Yosemite Airport (APN 037-260-004). Cultivation will occur in a 21,858-square foot indoor facility designed to incorporate up to 10,000 square feet of flowering canopy. A CEQA 15183 exemption is proposed. *Staff: Kelly Karl*

Kelly Karl reviewed details of project. Environmental review showed no adverse impacts.

Findings? *Karl: Shown under table in staff report.*

LDTAC comments? *Karl: Input incorporated.*

How enforce employee number? *Sugimura: Under operations permit check all conditions, operator to keep register of employees.*

Robertson: Footprint taken up by building. Caretaker unit within existing structure? *Sugimura: Not know, fit within existing. Limited number of caretaker units in SBP (Sierra Business Park).*

SBP input? *Karl: Came to LDTAC, wanted design standards followed.*

Wholesale? *Karl: Cultivation.*

OPEN PUBLIC COMMENT: Brian Herman, proponent with three lifelong friends. Way for year-round employment in Mammoth and provide employment to community. Start small as owner/operator. See how industry plays out, stay dynamic, take it slow. Add internal rooms later. Sell to licensed distributor. Consider self-distribution later. Majority distribution to Southern California. None set up yet.

Commodities market? How determine price? *Herman: Indoor highest quality, higher prices. Set mostly between distributor and wholesaler. Market shifted from black to gray. Could raise prices if people forced out of black market.*

Black market to avoid taxes? *Herman: Culture of rebellion against being told what they can do. Takes time for industry to come around. Education important. Black market has pesticides, undercutting legal market now.*

Purchased? *Herman: Yes.*

*Sugimura: Self-distributor would need another State license. **CLOSE PUBLIC COMMENT.***

DISCUSSION: Lagomarsini: Perfect location, not near anyone. Bush: Like Colorado, out of sight.

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Chris I. Lizza

MOTION: Find that project qualifies as an exemption under CEQA guidelines 15183 and instruct staff to file a Notice of Determination; make the required findings in the staff report; and approve Use Permit 18-014 subject to Conditions of Approval (*Roberts/Lagomarsini. Ayes: 5-0.*)

--- Break: 10:45 – 10:52 a.m. ---

5. WORKSHOP

A. TIOGA INN SPECIFIC PLAN: Amendment and Subsequent Environmental Impact Report (SEIR). Proposed addition of 150 new workforce housing bedrooms in up to 100 units, third gas pump island and overhead canopy, parking, package wastewater treatment system, replacement water tank, 30,000-gallon propane tank, and modifications to the boundaries and land use designations in the existing Specific Plan, which also allows for a hotel and restaurant; no changes are proposed to the hotel and restaurant components. The public comment period for the SEIR opens no later than June 14 and closes on August 13, 2019. *Sandra Bauer, consultant*

Lizza: Not really have conflict but personal relationship with family, financial benefit if business goes in. Not real comfortable. If recuse at decision level, maybe not be in workshop?

Bush: Could happen in his area. Contractual involvement? Services to Mono Market? If anyone builds up community, everyone wants it to go through. No contractual or monetary, then no more conflict than anyone else.

Milovich: Not now size and scope of project means need to make sure. Will ask FCC (Federal Communications Commission). Workshop OK but decision maybe not. If conflict exists, can't have any input. For now, just listen. She'll get better answer.

Bush would like to see everyone verbalize. Workshop is sharing ideas, thoughts. Kills a lot of people who know most about it can't speak.

Sugimura: Not many public participants but staff and consultants present. If not have workshop, cumbersome. Public hearing prior to approval decision. Opportunity to provide information, no decision making. Lizza could participate later. Nothing about project changes except response to comments.

Bush: Just because you know somebody...

Milovich: California regulations very clear on conflict. Maybe 15-min break to see if get answer. Initial thought that OK to listen at this workshop. Draw line at participating in meaningful way. Exchange of information not an issue.

--- Break for research with FCC: 11:05 – 11:20 a.m. ---

Milovich: Lizza can listen now but not offer opinions.

Gerry Le Francois presented background. SP (Specific Plan) divided larger property into four parcels. One of first projects that provided on-site housing; proponent saw need. Open-space components. Several amendments. Phasing was allowed. Visitation so huge had to upgrade restrooms. Cell tower component to PC, additional DRs (Director Reviews) to expand kitchen. Deli just really took off. Piecemeal amendments over time. October 2016 scoping notice, public meeting in Lee Vining on expansion. Biggest change: On-site workforce housing of 150 bedrooms, park/ride option, add to gas station, wastewater treatment plant, 30,000-gallon propane tank, modifying components. SPs are subset of General Plan.

Consultant Sandra Bauer prepared EIR (Environmental Impact Report) along with Dr. Jim Paulus, also present. Sizable document released last Friday. Updated project changes. More than 30 comments modified project; e.g., workforce housing increased from 80 to 100 units; resident storage area; daycare facilities; modifications to hotel and restaurant dropped; hilltop access with lower gradient; and third gas pump. Discretionary actions were outlined. Possible traffic signal at 395. Bush protested that 395 goes 100 miles without stoplight.

Sugimura: Caltrans study will have recommendations. Grant is State level, not federal. Six measures under other agencies.

Bauer: Significant concern about deer, unsafe pedestrian/cycling actions. Unmitigated impacts: mudflow; wildlife movement; impacts on police services; traffic impacts at junction; impacts to scenic resources; and impacts of light and glare. Extended public review due to scope of project. Back to PC in October or November, possible decision at end of 2019.

Lee Vining income vs Mono? Mean vs median income? *Bauer: Looked at Census Bureau data, didn't find comparable.*

Robertson: Hard to find specific data on unincorporated. How applicant came up with on-site daycare?
Domaille: Young families with kids, parents can work. Get licensed. Open to community. Employees with kids live in community.

Robertson: Workforce housing component, term "affordable" used. National standard 30% of income on housing. People are spending up to 50% on housing.

Bauer: Nothing on rent control. Rent would be affordable to on-site workers. If grant successful, maybe rent control component.

Robertson: 2016 comments on affordability of units. Community really needs it. Market rate not necessarily affordable.

Domaille: Needs employees, who need houses. Either pay more, charge more or pay less, charge less. History of rentals there managed to work it out. Not want to build units that sit empty. Not housing for homeless or people who don't work.

Robertson: Market study on how many units could absorb over time. Build all at once? *Domaille: If built today, would rent today.*

Lagomarsini: Existing 2BD/3BD units at \$1,200 to \$1,500. Two are employees. Flexibility of units? Convert 2BD to two studios? *Bauer: Not as workable as concept would suggest. Domaille: Moving walls around gets into issue of utilities.*

Robertson: You own/operate units, criteria of eligibility. Will County staff review? *Domaille: People living there will have jobs (stated in SP). Not for backpackers, campers in summer.*

Bauer: Not limited to employees on site. Yosemite employees also candidates. Not to seniors.

New owner subject to same requirement? *Domaille: New owner would have same issue of place for employees to live.*

Lagomarsini: Build hotel, sell to Best Western or other? *Domaille: May not want to be in business but need housing*

Restrictions travel with land? *Bauer: Yes, approval of changes proposed.*

Roberts: Absent rent control restrictions, market rate different if restricted to employees only?
Domaille: May be lower. Has one invaluable employee who pays no rent.

Roberts: Restricting to employees should lead to fair rate.

Bauer: Not for vacationing public, retirees.

Employee requirement in EIR? *Bauer: To Sugimura. Still a draft so could strengthen. A lot to read.*

Traffic loop one-way? *Bauer: Two-way. Formal easement from Edison for secondary access. LADWP access used, no chance would formalize as secondary access.*

Lagomarsini: Traffic pattern seems like big mess. *Bauer: Transit stop hard to see traveling down 120. Maybe relocate. Caltrans could set clearer signage to avoid free-for-all.*

Multi-use path connecting to Lee Vining? *Bauer: Complex undertaking. Work on grant with Caltrans.*

Deer crossing? *Paulus: No fencing now. Funnel deer toward riparian corridor, a la Mammoth Creek. Undercrossing with darkness, not homeless camp. Idaho and Wyoming use big ramps across highways. CDFW chooses undercrossing along stream. Deer have no concern for operating power plants.*

Bauer: Safe cycling and deer underpass part of grant element. Important aspect.

Le Francois noted Walt Lehmann's last PC meeting. Has been invaluable to CDD staff on maps and larger projects.

6. REPORTS

A. DIRECTOR: 1) John Head: Measured distance to stream, field adjustments, preparing revised site plan; 2) Pumped Storage: Reservoir in Whites. Previous comments still stand. Staff will revise. FERC will see if application is complete; 3) Walker River Farms: To BOS July 2; 4) Tioga Green: On-site well adequate, LAFCO not needed, to BOS July 9, notice to MB RPAC because much sooner than expected; 5) Housing Element: Bentley Regehr submitted to HCD (Housing & Community Development), revised, await formal comments, to PC in July, approved document by mid-August; 6) Upcoming: Cannabis (2), SP amendment, Director Review, Lot Line Adjustments, Mergers.

B. COMMISSIONERS: **Lizza:** Local opposition in Lee Vining to BOS; fisheries; Tioga limited opening tomorrow. **Robertson:** Wednesday hearing on The Parcel for workforce housing. **Roberts:** June Lake's

getting busy. **Bush:** Road construction soon. **Lagomarsini:** Friend waited an hour outside Gardnerville, not happy.

7. INFORMATIONAL: No items

8. ADJOURN at 12:13 pm to regular meeting July 18, 2019

Prepared by CD Ritter, PC secretary

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Community Development Department**

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July 30, 2019

To: Mono County Planning Commission

From: Hailey Lang, Planning Analyst

Re: Use Permit 19-008/Julian

RECOMMENDATION

It is recommended that Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guidelines 15301 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 19-008 subject to Conditions of Approval.

BACKGROUND

The Mono County General Plan requires that all Equestrian Facilities in the allowable Land Use Designations (LUD) must have a Use Permit to operate this type of activity. LUDs that allow for equestrian facility activities include: Agriculture (AG), Rural Resort (RR), and Scenic Area Agriculture (SAA). Similar to equestrian facilities, other LUDs allow for related activities such as equestrian trails in Open Space (OS). The Land Use Element allows for Equestrian Overlay Districts on any single-family residential district, which are approved by the Commission.

PROJECT DESCRIPTION

The proposed project is located on a 20-acre parcel at 1292 Larson Lane in Coleville (APN 002-450-010). The Land Use Designation (LUD) for this parcel is Agriculture (AG). Typical uses permitted subject to a use permit include commercial hog or poultry raising, farm labor trailer parks, airports, stock feeding yards, limited-scale lodging, animal hospitals, kennels, equestrian facilities, commercial hunting or fishing, plant nurseries rural recreation, and commercial cannabis activities.

Existing structures on this parcel include: a 14-stall metal barn, a six-stall wood-frame barn, a metal hay loft, the applicant's residence, a guest home, a four-car detached garage, four loafing sheds, arena and round pen, and fenced pastures. The applicant, Colleen Julian, own three additional parcels to the east of the subject parcel (APNs 002-450-019, -020 and -010). All four of the parcels owned by the Julians have AG LUDs and total approximately 58 acres.

FIGURE 1: LOCATION OF PROPOSED PROJECT

The proposed project will include the following activities:

- **Horse Boarding**
 - Limit of four spots available;
 - Options include barn, stall, or pasture boarding; and
 - All services of a full board include feed, cleaning, and care of horses. No self-care of horses will be allowed.
- **Riding Lessons**
 - After-school and weekend lessons will be offered to children;
 - Lessons are conducted in the arena area of the property; and
 - Capacity of lessons is two students at a time with a maximum of 12 students total.
- **Youth Programs**
 - After school animal care, day camps, 4-H meetings, animal lodging, and internship opportunities.
- **Special Events**
 - Community events for family and children. These events include Halloween activities (haunted barn, hayrides, pony rides, petting zoo, and face painting), Easter egg hunts, United States Marine Corps (USMC) family days, and children's birthday parties.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE (LDTAC)

The LDTAC reviewed and approved the application for processing on June 17, 2019.

CEQA COMPLIANCE

The project is consistent with a Class 1 California Environmental Quality Act (CEQA) exemption. Class 1 (15301) consists of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or

topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Examples include but are not limited to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; or
- Conversion of a single-family residence into office use.

The use of an equestrian facility as a family-run business will still be used in a manner that is not substantially different from how it would be used if the equestrian facility was for personal use.

GENERAL PLAN CONSISTENCY

The project is consistent with many Countywide and Antelope Valley Area Plan policies.

Countywide Policies

Objective 1.I. Maintain and enhance the local economy.

Policy 1.I.1. Land use designations shall provide sufficient land for the economic development of community areas.

Policy 3.A.3. Create convenient and safe opportunities for physical activity for residents of all ages and income levels.

Action 3.A.3.c. Support safe and attractive programs and places for recreational exercise, such as community facilities, public lands, bicycling routes, and walkable communities.

Action 3.A.5.b. Encourage community classes and activities related to healthy lifestyles, such as gardening, composting, cooking, etc.

Antelope Valley Policies

Objective 4.B. Maintain the scenic, historic, agricultural, and natural resource values in the Valley.

Policy 4.B.1. Maintain and enhance scenic resources in the Antelope Valley.

Policy 4.B.2. Preserve the agricultural lands and natural resource lands in the Antelope Valley.

Policy 4.B.6. Preserve rural character of lands within the Antelope Valley.

Objective 4.C. Maintain and enhance natural resource-based recreational opportunities in the Valley and the surrounding area.

Objective 4.D. Maintain and enhance the local economy.

Policy 4.D.1. Incubate home businesses.

PUBLIC HEARING NOTICE

A hearing notice was published in the July 11, 2019, issue of The Sheet (see attachment) and was mailed to surrounding property owners within 300 feet of the proposed project (Attachment 3). No public comments were received as of the drafting of this staff report.

USE PERMIT FINDINGS

In accordance with Mono County General Plan, Chapter 32, Processing-Use Permits, the Planning Commission may issue a Use Permit after making certain findings.

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a. Project provides the necessary parking of 15 spaces;
 - b. The structures are all existing conforming structures that meet site requirements. The two barns are located and oriented on the property that comply with *04.120 Minimum Yards, G. Other Setback Requirements, 6, Stables; and*
 - c. The driveway is gravel. The driveway is approximately 630 feet. There is ample space on either side of the driveway to provide a turnout, per Chapter 22 Fire Safe Regulation.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a. Project provides adequate access to the equestrian facility from Larson Lane. The use of the property is not expected to generate a significant increase in traffic or compromise the current capacity of Larson Lane.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
 - a. The proposed project will enhance quality of life and provide the community with activities for children, such as internships, after-school programs, and special events. Special events will be subject to the Noise Ordinance to avoid evening disruptions.
4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*
 - a. The project is consistent with policies set forth in the Mono County General Plan, which provides for the approval of equestrian facilities in AG LUDs subject to a Use Permit.

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

ATTACHMENTS

1- Site Plan

3- Public Hearing Notice Mailer

2- Public Hearing Notice

MONO COUNTY
Planning Division

DRAFT NOTICE OF DECISION & USE PERMIT

USE PERMIT: UP 19-008 **APPLICANT:** Colleen Julian

ASSESSOR PARCEL NUMBER: 002-450-010

PROJECT TITLE: Julian Family Ranch

PROJECT LOCATION: 1292 Larson Lane, Coleville CA 96107

CONDITIONS OF APPROVAL
See attached Conditions of Approval

ANY AFFECTED PERSON, INCLUDING THE APPLICANT, NOT SATISFIED WITH THE DECISION OF THE COMMISSION, MAY WITHIN TEN (10) DAYS OF THE EFFECTIVE DATE OF THE DECISION, SUBMIT AN APPEAL IN WRITING TO THE MONO COUNTY BOARD OF SUPERVISORS.

THE APPEAL SHALL INCLUDE THE APPELLANT'S INTEREST IN THE SUBJECT PROPERTY, THE DECISION OR ACTION APPEALED, SPECIFIC REASONS WHY THE APPELLANT BELIEVES THE DECISION APPEALED SHOULD NOT BE UPHELD AND SHALL BE ACCOMPANIED BY THE APPROPRIATE FILING FEE.

DATE OF DECISION/USE PERMIT APPROVAL: July 30, 2019
EFFECTIVE DATE USE PERMIT: August 10, 2019

This Use Permit shall become null and void in the event of failure to exercise the rights of the permit within one (1) year from the date of approval unless an extension is applied for at least 60 days prior to the expiration date.

Ongoing compliance with the above conditions is mandatory. Failure to comply constitutes grounds for revocation and the institution of proceedings to enjoin the subject use.

MONO COUNTY PLANNING COMMISSION

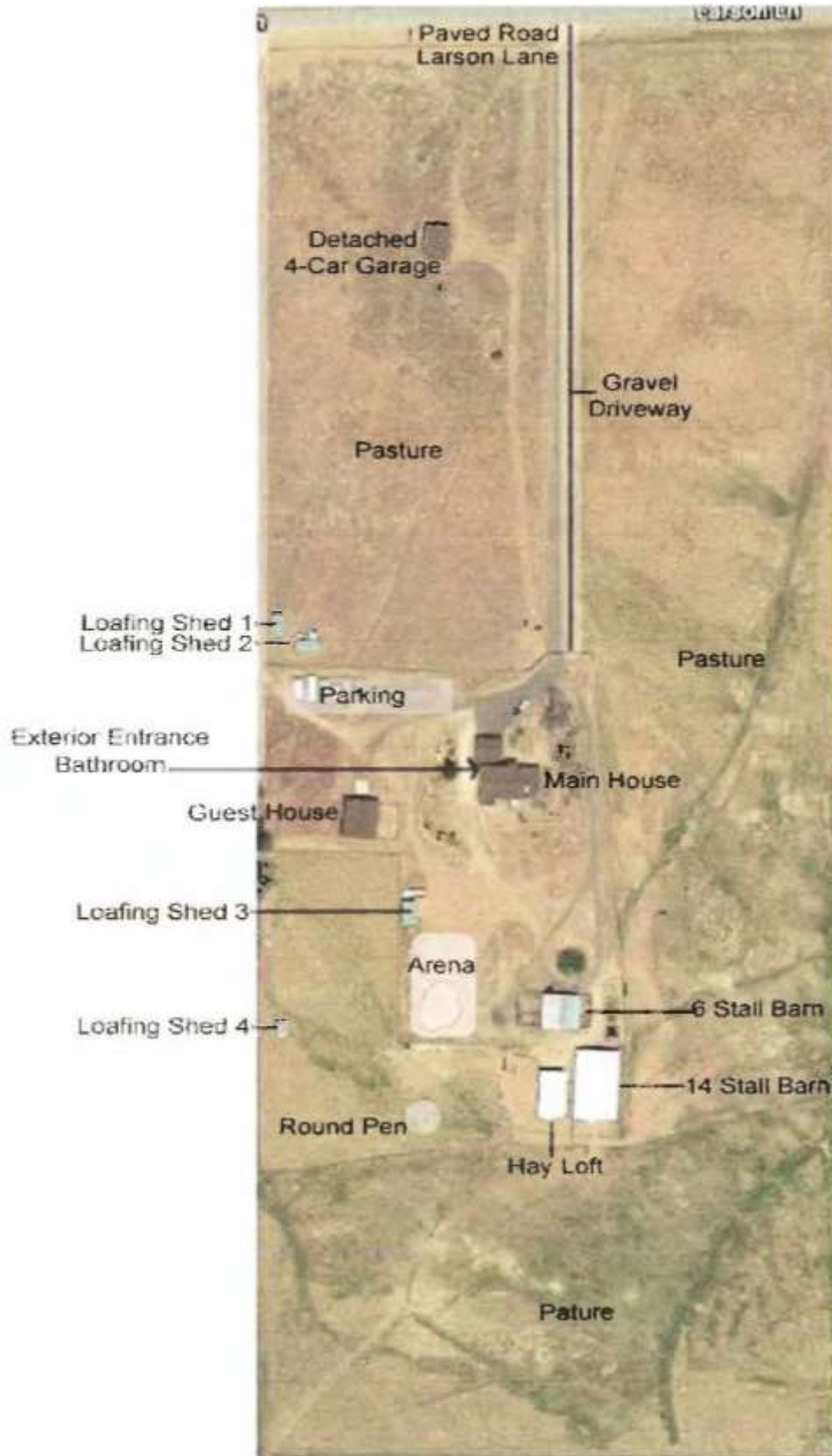
DATED: _____
cc:

- Applicant
- Public Works
- Building
- Compliance

CONDITIONS OF APPROVAL
Use Permit 19-008/Julian Family Ranch

1. All development shall meet requirements of the Mono County General Plan (MCGP), Mono County Code (MCC), and project conditions.
2. Project shall be in substantial compliance with site plan shown in the staff report.
3. Project shall provide 15 parking spaces, as shown on site plan.
4. Project is required to comply with any requirements of the Antelope Valley Fire Protection District.
5. The driveway shall comply with Chapter 22, Fire Safe Regulations.
6. The project is subject to Mono County Code Chapter 10.16 – Noise Regulations, which prohibits amplified music, loudspeakers, public address systems, and similar systems between 10:00 pm and 7:00 am.
7. Events are limited to the number of parking spaces available on site, currently 15.
8. Any signage is subject to the requirements of Chapter 7 Signs of the General Plan.
9. In the event of discovery or recognition of any human remains, all work shall be stopped, and there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the County has examined the site (California Health and Safety Code § 7050.5).
10. Project shall comply with all Mono County Building Division, Public Works, and Environmental Health requirements.
11. If any of these conditions are violated, this permit and all rights hereunder may be revoked in accordance with Section 32.080 of the Mono County General Plan, Land Development Regulations.

ATTACHMENT 1: SITE PLAN



ATTACHMENT 2: PUBLIC HEARING NOTICE

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Date: July 8, 2019
To: The Sheet
From: CD Ritter
Re: Legal Notice for the **July 11** issue.
Invoice: Cara Isaac, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Mono County Planning Commission will conduct a public hearing **July 30, 2019**, at Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **10:05 a.m. CONDITIONAL USE PERMIT 19-008/Julian Family Ranch:** Proposal for an equestrian facility on an Agriculture (AG-10) parcel located at 1292 Larson Lane, Coleville (APN 002-450-010). Proposed uses include horse boarding, riding lessons, youth programs, and special events. A CEQA 15301 Class 1 exemption is proposed. Project files are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###

ATTACHMENT 3: PUBLIC HEARING NOTICE MAILER

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Mono County Planning Division
Halley Lang, Planning Analyst
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760-932-5415



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July 30, 2019

To: Planning Commission
From: Bentley Regehr, Planning Analyst
Subject: General Plan Amendment 19-02: Housing Element

RECOMMENDED ACTION

1. Conduct a public hearing on GPA 19-02, the associated Addendum to the General Plan Environmental Impact Report, and receive any additional public comments;
2. Deliberate the project and additional public comments, and make any desired modifications;
3. Following the public hearing and project deliberations, adopt Resolution R19-02 making the required findings and recommending that the Board of Supervisors certify the Addendum and adopt GPA 19-02; and
4. Authorize staff to make minor changes to the Housing Element based on any additional HCD input.

BACKGROUND

The Housing Element is a required element of the General Plan and provides an analysis of the county's housing needs for all income levels and strategies to meet those needs. Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated on a scheduled basis. The most recent cycle was five years, with the last update occurring in 2014. Mono County is now on an eight-year cycle that corresponds with the Regional Transportation Plan updates, meaning the newest iteration applies until 2027. The updated Housing Element must be approved by August 15, 2019, and Mono County must be deemed in compliance in order to retain the eight-year cycle.

The 2019 Mono County Housing Element is broken into three primary sections:

1. Goals and Policies – Identification of goals to promote adequate housing and the policies targeted at reaching them.
2. Technical Appendix – A detailed analysis of conditions in the county related to housing that lead to the creation of Section 1's goals and policies. The Technical Appendix includes a needs assessment, demographic context, site inventory, community-specific profiles, constraints, and identified special needs groups.
3. Progress Report – A summary of programs from the 2014 Housing Element Update and how those programs are modified for the current update.

A draft of the Housing Element was been reviewed by the California Department of Housing and Community Development (HCD) and corrections are reflected in the attached version. A final review by HCD is ongoing. Staff requests that the Planning Commission authorize staff to make minor changes based on any additional feedback from HCD.

Housing Element Timeline

October 27, 2017	Needs Assessment completed by BBC
Spring 2018	Creation of programs toolbox at RPACs
September 17, 2018	Workshop with Board of Supervisors to prioritize programs
February 2019	First draft presented to RPACs
February 21, 2019	First draft presented to Planning Commission for feedback Public comment period initiated (30 days)
March 12, 2019	First draft presented to Board of Supervisors for feedback
March 20, 2019	First draft submitted to HCD
May 30, 2019	Feedback received from HCD
June 12, 2019	Second submittal to HCD
July 1, 2019	Feedback on second submittal from HCD
July 30, 2019	Final draft presented to Planning Commission
August 13, 2019	Final draft adopted by Board of Supervisors

GPA 19-02 also includes a proposed modification to permitted uses in Public Facilities (PF) and Agriculture (AG) land use designations to become compliant with state housing law. The General Plan must identify a zone where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit (*Gov. Code, § 65583*). The PF land use designation has been determined to provide adequate capacity for emergency shelters through the inventory analysis completed in the updated Housing Element. While emergency shelters would currently be permitted in PF by the public landowner, the proposed General Plan Amendment adds emergency shelters to the list of permitted uses to more clearly demonstrate compliance with state law. In the AG land use designation, transitional and supportive housing is being proposed as an outright permitted use. State law requires transitional housing and supportive housing to be considered a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (*Gov. Code, § 65650*). Since residential uses such as a single-family dwellings are outright permitted uses, transitional and supportive housing must also be listed as an outright permitted use.

This staff report has been reviewed by the Director.

ATTACHMENTS

1. Public Hearing Noticing
2. Resolution R19-02 Recommending the Mono County Board of Supervisors adoption of the General Plan Amendment 19-02 and including the following attachments: Agriculture land use designation standards (redline version), Public Facility land use designation standards (redline version), 2019 Housing Element update.
3. Addendum to the 2015 General Plan EIR

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

Date: July 8, 2019

To: The Sheet

From: CD Ritter

Re: Legal Notice for the **July 13** issue.

Format: **Please publish this General Plan Amendment as a quarter-page legal notice as required**

Invoice: Cara Isaac, PO Box 347, Mammoth Lakes, CA 93546

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mono County Planning Commission will conduct a public hearing on **July 30, 2019**, in the Board of Supervisors Chambers, Mono County Courthouse, Bridgeport, CA, to consider the following: **10:25 a.m. GENERAL PLAN AMENDMENT 19-02/Housing Element Update**. The Housing Element is a required element of the General Plan and provides an analysis of the county's housing needs for all income levels and strategies to meet those needs. It is subject to detailed statutory requirements regarding content and must be updated on an eight-year cycle, meaning the proposed element would apply until 2027. The Housing Element contains three sections: 1) Goals and Policies, which identifies programs that promote the production of housing; 2) Technical Appendix, which provides background information, including demographics and a detailed site inventory; and 3) Progress Report providing updates on programs from the prior Housing Element. GPA 19-02 also includes two changes to the Land Use Element to ensure internal consistency with the Housing Element and compliance with State law: emergency homeless shelters are added as a permitted use in the Public Facilities (PF) Land Use Designation (LUD), and supportive/transitional housing is added as a permitted use in the Agriculture (AG) LUD. Project materials are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. For more information call 760.924.1800. INTERESTED PERSONS may appear before the Planning Commission to present testimony or, prior to or at the hearing, file written correspondence with: Secretary to the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546. If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Secretary to the Planning Commission at, or prior to, the public hearing.

###



RESOLUTION NO. R19-02

**A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION
RECOMMENDING THE MONO COUNTY BOARD OF SUPERVISORS
ADOPT GENERAL PLAN AMENDMENT 19-02: 2019 HOUSING ELEMENT AND
MODIFICATIONS TO THE PF AND AG LAND USE DESIGNATIONS**

WHEREAS, Mono County completed a Housing Needs Assessment in the fall of 2017; and

WHEREAS, Mono County conducted 22 meetings with Regional Planning Advisory Committees to review the housing needs assessment, develop a housing program toolbox, and review the Housing Element update; and

WHEREAS, Mono County conducted eight meetings with the Planning Commission and Board of Supervisors to review the housing needs assessment, develop a housing program toolbox, and review the Housing Element update; and

WHEREAS, Mono County has a currently adopted a comprehensive Housing Element consistent with state law; and

WHEREAS, in accordance with state law, an update to the Housing Element has been prepared in consultation with the State Department of Housing and Community Development; and

WHEREAS, in accordance with state law and the Mono County General Plan, the update has been reviewed by the Mono County Planning Commission at a duly noticed and advertised public hearing July 30, 2019; and

WHEREAS, in accordance with state law, the Public Facilities (PF) land use designation is being modified to allow emergency homeless shelters as an outright permitted use and the Agricultural (AG) land use designation is being modified to allow supportive and transitional housing as an outright permitted use; and

WHEREAS, in accordance with the California Environmental Quality Act and CEQA Guidelines Section 15164, a 2019 Addendum to the final Environmental Impact Report for the 2015 Regional Transportation Plan, General Plan, Countywide Integrated Waste Management Plan, and Noise Ordinance Updates, and Repeal of the Conway Ranch Specific Plan, certified December 8, 2015, has been prepared.

1 **NOW, THEREFORE, BE IT RESOLVED** that the Mono County Planning Commission
2 hereby finds, resolves, and recommends as follows:

3 **SECTION ONE:** The Planning Commission initiates General Plan Amendment 19-02.

4 **SECTION TWO:** The Planning Commission certifies the Addendum for GPA 19-02: 2019
5 Housing Element and modifications to the PF and AG land use designations.

6 **SECTION THREE:** The Planning Commission finds that the General Plan Amendment,
7 including all text changes to the Land Use Element and Housing Element of the Mono
8 County General Plan, which are attached hereto as Exhibit A and incorporated herein by
9 reference, is consistent with the General Plan and any applicable area plans, is reasonable
10 and beneficial at this time, and will not have a substantial adverse effect on surrounding
11 properties.

12 **SECTION FOUR:** The Planning Commission recommends that the Board of Supervisors
13 adopt GPA 19-02 and certify the Addendum.

14 **APPROVED AND ADOPTED** this 30th day of July 2019, by the following vote of the Planning
15 Commission, County of Mono:

16 **AYES :**

17 **NOES :**

18 **ABSENT :**

19 **ABSTAIN :**

21 _____
22 Scott Bush, Chair
23 Mono County Planning Commission

24
25 **ATTEST:**

26 **APPROVED AS TO FORM:**

27
28 _____
29 CD Ritter, Secretary

30 _____
Christy Milovich, Assistant County Counsel

Exhibit A: GPA 19-02

Agriculture (AG)

INTENT: The “AG” designation is intended to preserve and encourage agricultural uses, to protect agricultural uses from encroachment from urban uses, and to provide for the orderly growth of activities related to agriculture.

PERMITTED USES

- Agricultural uses, provided that such uses are proposed in conjunction with a bona fide agricultural operation, except those requiring a use permit
- Non-commercial composting facilities where the operation does not create a nuisance problem and has less than 100 cubic yards of material on site at any given time
- Single-family dwelling
- Manufactured home used as a single-family dwelling
- Accessory buildings and uses
- Farm labor housing
- Stands for sale of agricultural products grown on the premises
- Animals and pets (see Animal Standards Section 04.270)
- Home occupations (see Home Occupation regulations, Section 04.290)
- Fisheries and game preserves
- Accessory Dwelling Unit (as prescribed in Chapter 16, Development Standards – Accessory Dwelling Units
- [Supportive and Transitional Housing](#)¹

USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

- None stated

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

- Commercial hog and poultry raising
- Farm labor trailer parks
- Public utility buildings and structures
- Airports, heliports, taxiways, and landing strips
- Stock feeding yards, animal sales yards, agricultural processing plants, and slaughterhouses
- Limited-scale lodging, such as guest ranches, small inns, bed-and-breakfast establishments, and cabins
- Animal hospitals large and small, veterinary clinics and animal boarding
- Kennel (see Animal Standards, Table 04.013)
- Mineral exploration activities (including geothermal exploration activities)
- Equestrian facilities
- Commercial hunting and fishing
- Rural recreation, parks, and golf courses
- Sports facilities and outdoor public assembly
- Plant nurseries, excluding commercial cannabis nurseries (see commercial cannabis activities)
- Commercial composting facilities
- Exotic animals

¹ [Transitional and Supportive Housing projects are permitted in the same manner as other residential housing](#)

- Commercial cannabis activities: Nursery; Cultivation; Processing; Manufacturing Type 6*, P*, and N*; Distribution*; Retail*; Microbusiness* (only individual cannabis activities permitted in this designation shall be permitted in a Microbusiness), conducted in compliance with requirements of Chapter 13 of the Land Development Regulations and with the permit and operation requirements of Chapter 5.60 of the Mono County Code.
*Accessory to the main use only.
-

Public and Quasi-Public Facilities (PF)

INTENT: The “PF” designation is intended to provide for a variety of public and quasi-public facilities and uses.

PERMITTED USES

- Grazing of horses, cattle, sheep and goats
- Small-scale recreational uses (e.g., pack station)
- Structure accessory to the above uses
- Other uses permitted by the public landowner
- Small-scale agriculture
- Non-commercial composting facilities where the operation does not create a nuisance problem and has less than 100 cubic yards of material on site at any given time
- [Emergency homeless shelters²](#)

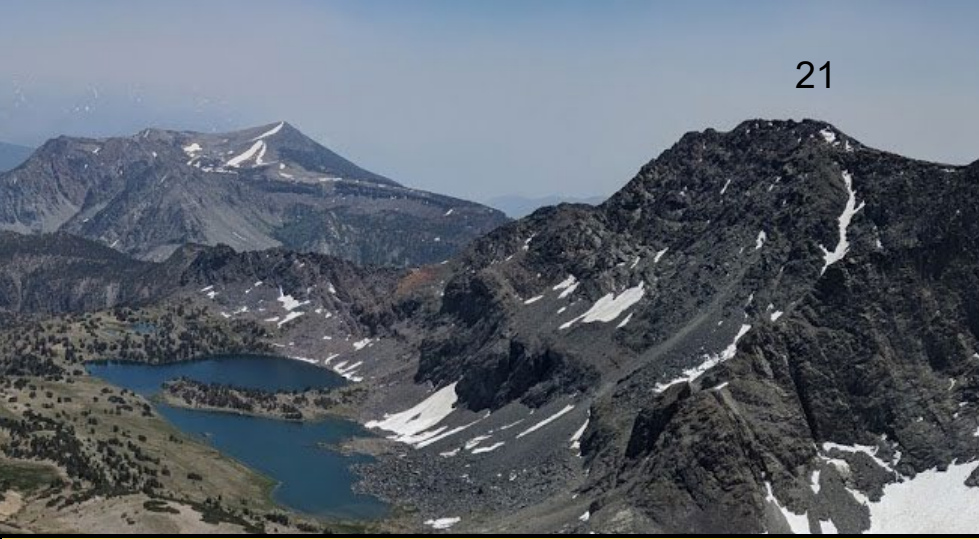
USES PERMITTED SUBJECT TO DIRECTOR REVIEW (Director Review Processing, Ch. 31)

- Transfer facilities for waste management
- Collection, sorting and transportation of recyclables

USES PERMITTED SUBJECT TO USE PERMIT (Use Permit Processing, Ch. 32)

- Large-scale recreational uses, including ski facilities, commercial concessions
- Mining
- Public utility buildings, structures and uses, including activity involved in the exploration, development, utilization and construction of hydroelectric and geothermal power plants
- Other uses that may result in a potentially adverse environmental impact
- Construction of an accessory building prior to construction of the main building
- Waste processing, household hazardous waste management, and landfills
- Cemeteries
- Airports, heliports, taxiways, and landing strips for aircraft
- Public facilities structures and uses, including but not limited to: County buildings, County road shops, community centers, parks, ball fields, schools, libraries, churches, museums, campground facilities
- Research facilities
- Group homes, juvenile facilities, schools and similar facilities
- Commercial composting facilities

² [Subject to development and management standards that apply to residential or commercial development.](#)



Mono County Housing Element



6th Cycle Update

Mono County Community

Development Department

Adopted August 13, 2019

2019-2027

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Introduction

Statutory Requirements

In response to California’s critical housing needs, the Legislature enacted housing element law with the goal of providing adequate and safe housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. The law recognizes that critical decisions regarding housing development occur at the local level within the context of the General Plan. For the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the General Plan, the Housing Element is subject to detailed statutory requirements regarding its content and must be updated on a scheduled basis. The most recent cycle was five years, with the last update occurring in 2014. Mono County is now on an eight-year cycle that corresponds with the Regional Transportation Plan updates, meaning this document applies until 2027.

The 2019 Mono County Housing Element is broken into three primary sections:

1. Goals and Policies – Identification of goals to promote adequate housing and the policies targeted at reaching them.
2. Technical Appendix – A detailed analysis of conditions in the County related to housing that lead to the creation of Section 1’s goals and policies. The Technical Appendix includes a needs assessment, demographic context, site inventory, community-specific profiles, constraints, and identified special needs groups.
3. Progress Report – A summary of programs from the 2014 Housing Element Update and how those programs are modified for the current update.

Community Outreach

The 2019 Housing Element was established through an extensive public participation process. The Housing Needs Assessment began the outreach process with an extensive survey of residents in 2016-2017. Following the Needs Assessment, in 2018 community development staff conducted workshops with each of the County’s Regional Planning Advisory Committees (RPACs) in Antelope Valley, Bridgeport Valley, Mono Basin, June Lake, Long Valley, and Tri Valley to develop a set of strategies aimed at improving housing. Insight gathered from the RPACs reflected the County’s diverse needs, from a strong interest in short-term rental regulations in June Lake to a greater focus on improving existing stock in Antelope Valley and Bridgeport. The collection of strategies was organized into a “housing toolbox”.

The housing toolbox was refined by County staff with assistance from Economic Planning Systems, Inc., a consultant with extensive knowledge on housing policies and actions available to communities in California. A workshop on the refined toolbox was presented at the September 20 Mono County Planning Commission meeting and as a workshop at the September 28 Board of Supervisors meeting. The September 28 meeting allowed Board members to prioritize toolbox items and give direction to Community Development staff on the programs to pursue as part of the Housing Element update.

A first draft of the update was then taken to the RPACs in February 2019 for review. Comments received from the committees was incorporated into the March draft submittal to HCD. Consultation with local tribes was also initiated in March through the mandated SB 18 process.

A revised draft that integrated comments from HCD was presented to the RPACs and the Planning Commission in June. Suggestions from the committees and the public were included in a final version presented to the Board of Supervisors in August.

Consistency with General Plan

The County's General Plan serves as a comprehensive, long-range plan for development, and is comprised of the Land Use Element, Circulation Element, Conservation-Open Space Element, Safety Element, Noise Element, and the Housing Element. The location of housing is determined primarily by policies contained in the Land Use Element, which establish the distribution of various land uses throughout the County. The Land Use Element specifies the allowed types of housing for each residential General Plan designation, as well as the maximum allowed density.

In conformance with state law, the Mono County General Plan has been written to be internally consistent the goals, objective, and policies in other elements. The 2019 Housing Element Update was reviewed for consistency with the Land Use Element to determine if adequate sites are provided to allow for housing for all economic segments of the community. Review of the recently adopted Multi-Jurisdiction Hazard Mitigation Plan and the anticipated 2019 Safety Element update ensured internal consistency with the Housing Element. The Land Use Inventory shows that Mono County has adequate acreage to accommodate the housing needs projected by HCD in the Regional Housing Needs Plan prepared for the County.

The Housing Element was also reviewed for consistency with the Circulation and Conservation/Open Space Elements of the General Plan. In Mono County, the circulation system is well established, and there is little traffic congestion. When congestion does occur, it is not the result of residents' commuting, but of recreational traffic at peak use periods or special events, combined with local use. Although the existing circulation system is generally adequate to provide for additional housing, the Circulation Element provides for improvements to the local transportation system that will allow for the continued development of housing.

Since 94 percent of the land in Mono County is publicly owned, and 90 percent is federally owned, much of Mono County remains open space. As a result, the provision of open space as a part of developed residential areas is not a concern in the County. Policies in both the Conservation/Open Space Element and the Land Use Element focus future development in and adjacent to existing community areas, providing additional open-space protection.

General Plan consistency for all elements, including the Housing Element, will be maintained through required annual progress reports that address comments and issues identified through the County's ongoing public participation processes, such as Regional Planning Advisory Committee (RPAC) meetings.

SECTION 1 | Goals and Policies

Section 1 of the document outlines the County’s housing programs. The programs are divided based on the identified goals for addressing housing:

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.

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.

Goal 3: Retain Existing Community Housing

The County has identified the need to retain existing housing. Programs are targeted at maintaining and improving existing stock through rehabilitation and discouraging the conversion of long-term housing to short-term rentals.

Goal 4: Ensure All Other Needs Related to Housing are Met

The County has identified programs outside the scope of the first three goals. Programs include providing equal opportunity for all residents, identifying hazards, and maintaining the character of land uses.

Programs were synthesized through a combination of strategies taken from the previous Housing Element Update that remain relevant and priorities that emerged from the Housing Toolbox. The programs from the 2014 Update that were not eliminated (see: Section 3 – Progress Report) are captured, along with programs that emerged from the Toolbox process as a priority that were not covered by the previous update.

Each program is required to meet one of the following objectives set forth by state law:

1. Identify adequate sites for a range of housing opportunities;
2. Assist in the development of adequate and affordable housing;
3. Address constraints to meeting the County’s housing needs;
4. Conserve and improve the condition of housing; and
5. Promote housing opportunities for all persons.

Goal 1: Increase Overall Housing Supply, Consistent with County’s Rural Character

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.

1.2 Explore regulatory changes that improve housing production potential. Review and consider revising development standards to provide for greater regulatory flexibility that promotes housing development opportunities. Factors to review 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

Responsible Agencies: CDD

Timeframe: Evaluate by 2023

*Board priority

1.3 Explore reducing barriers to tiny home construction and new housing types. Create a definition for tiny homes consistent with California Building Code and evaluate land use designations and sites appropriate for tiny home

development. Also consider increasing land designated as Rural Mobile Home (RMH).

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

*Board priority.

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.

1.5 Evaluate if off-site infrastructure investment can improve development readiness. Identify sites within or adjacent to existing communities where infrastructure limits development potential. Explore how investments through agency partnerships can improve the viability of development. County participation will include assistance with preparation of at least two grant applications and aiding in 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: Accomplished through partnerships.

Responsible Agencies: CDD, Public Utility Districts, Mutual Water Companies, SCE, BLM, USFS, LADWP, Housing Authority

Timeframe: Ongoing

1.6 Monitor the requirement for complexes with more than four units to be approved through a conditional use permit and if it is a constraint on development.

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.

1.7 Evaluate feasibility and value of creating a housing land trust.

Related Programs from 2014 Housing Element Update: 2:12

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

Resources Needed: Additional staffing and partnership with outside agency.

Responsible Agencies: CDD, Housing Authority

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

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.

Responsible Agencies: CDD

Timeframe: Ongoing, as development is proposed.

1.9 Continue to allow for residential development in the commercial land use designation and approve at least one mixed-use development to more efficiently and economically utilize the county’s limited land base for housing.

Related Programs from 2014 Housing Element Update: 1:19, 1:20

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

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Ongoing, as development is proposed

1.10 Consider establishing minimum allowable densities or increased densities in appropriate community areas or specific plans.

Related Programs from 2014 Housing Element Update: 1:22, 1:23

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

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Consider by 2022.

1.11 Approve at least five accessory dwelling units (ADUs) in single-family residential areas during the cycle as provided by Chapter 16 of the Mono County Land Development Regulations. Update ADU ordinances to reflect state law within one year of adoption.

Related Programs from 2014 Housing Element Update: 2:3

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

Resources Needed: Accomplished through current staffing and potential partnership with outside agency.

Responsible Agencies: CDD

Timeframe: Evaluate ordinances bi-annually and update ordinances within one year of state law changes.

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: Accomplished through current staffing and potential partnership with outside agency.

Responsible Agencies: CDD, LTC, Local Utilities

Timeframe: Ongoing and as development is proposed.

Goal 2: Increase the Supply of Community Housing

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

2.2 Review current use and long-term needs of County-owned parcels and evaluate for disposition or development for potential housing sites.

Related Programs from 2014 Housing Element Update: 1:4

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

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD, Public Works

Timeframe: Evaluate by 2022.

2.3 Consider reinstating 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.

Responsible Agencies: CDD

Timeframe: Consider by December of 2019 or in the future as directed by Board.

2.4 Consider a program that purchases housing units at market rate and deed restricts to an affordable income level.

Related Programs from 2014 Housing Element Update: 2:9, 2:12, 6.1

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

Resources Needed: Partner with outside agency that can manage deed restrictions.

Responsible Agencies: Mammoth Lakes Housing or other entity that can manage deed restrictions (i.e. Housing Authority).

Timeframe: Evaluate by 2020.

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: Evaluate by 2023

2.6 Consider partnering 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.

Responsible Agencies: CDD, employers, developers, Housing Authority

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

2.7 Investigate potential for developer partnerships to encourage the development of housing 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: Accomplished through current staffing and participation from outside parties.

Responsible Agencies: CDD, employers, developers, Housing Authority

Timeframe: Investigate opportunities by 2022.

2.8 Through the CPT Land Tenure Subcommittee, support land exchanges of existing seasonal housing units on public lands into private ownership so at least one unit becomes available for local year-round housing.

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 and participation from outside parties.

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

Timeframe: As proposed by leaseholders that have appropriate land to trade with a public land manager.

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: Accomplished through current staffing.

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 and participation from outside parties.

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, consistent with state law.

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.

2.12 Allow single room occupancy dwellings in all land use designations that allow for hotels, condominiums, and similar uses, consistent with California Building Code.

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: Adopt General Plan Amendment for single room occupancy dwellings by 2022.

Goal 3: Retain Existing Community Housing

3.1 Consider 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, Housing Authority, outside agencies

Timeframe: Ongoing

*Board priority

3.2 Identify opportunities to bolster the County’s Revolving Loan Fund.

Related Programs from 2014 Housing Element Update: 2:6

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

Resources Needed: Additional funding.

Responsible Agencies: Finance Department, Housing Authority, outside agencies

Timeframe: Explore opportunities by 2022.

*Board priority

3.3 Consider re-funding the rehabilitation loan program, potentially in collaboration with the Town of Mammoth Lakes, to rehabilitate at least five units during the cycle.

Related Programs from 2014 Housing Element Update: 4:5, 4:6, 4:7

Objective: Conserve and improve the condition of housing.

Resources Needed: Additional funding, partnership with Town of Mammoth Lakes.

Responsible Agencies: Finance Department, Town of Mammoth Lakes, Housing Authority

Timeframe: Evaluate by 2023.

*Board priority

3.4 Evaluate the language of deed restricting conditions to minimize unintended consequences, including the long-term affordability through costs of monitoring.

Related Programs from 2014 Housing Element Update: None

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

Resources Needed: Accomplished through additional staff or partnership with Mammoth Lakes Housing.

Responsible Agencies: CDD, Finance Department, Mammoth Lakes Housing

Timeframe: Evaluate by 2022.

3.5 Explore ways to incentivize property owners to convert at least two short-term rentals into long-term rentals.

Related Programs from 2014 Housing Element Update: 6:4

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

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD, Housing Authority

Timeframe: Explore opportunities by 2023.

3.6 Explore conversion and rehabilitation efforts of at least one development not typically used for long-term housing (i.e. garages or unconditioned space).

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, Housing Authority, Finance Department

Timeframe: Identify opportunity by 2023.

Goal 4: Ensure All Other Needs Related to Housing are Met

- 4.1 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.**

Related Programs from 2014 Housing Element Update: 1:24

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

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Ongoing

- 4.2 Disseminate and maintain fair housing information and education materials throughout the county and ensure public awareness of fair housing laws and processes. Refer persons with complaints of housing discrimination to appropriate online resources including information/links hosted on the Housing Authority website. Continue to make accommodations for persons with disabilities through the permitting process.**

Related Programs from 2014 Housing Element Update: 5:1, 5:2

Objective: Promote housing opportunities for all persons.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD

Timeframe: Ongoing

- 4.3 Monitor the need for permanent emergency shelters beyond the County's community centers and Public Facility (PF) land use designations and explore allowing emergency shelters in Multi-Family Residential (MFR) and other 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: Explore General Plan Amendment by the end of 2019 to allow shelters in MFR land use designations.

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.

Responsible Agencies: CDD, Office of Emergency Services

Timeframe: 2019, 2024

4.5 Provide at least one short-term housing unit for homeless persons and monitor the need to increase services for homeless persons, including short-term housing for victims of domestic violence.

Related Programs from 2014 Housing Element Update: 1:10

Objective: Promote housing opportunities for all persons.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: IMACA, Social Services, Wild Iris

Timeframe: Identify opportunities by 2023.

4.6 Allow transitional and supportive housing by-right in all residential land use designations (LUDs), including multi-family LUDs, in the same manner as other allowed uses and not subject to special requirements.

Related Programs from 2014 Housing Element Update: None

Objective: Promote housing opportunities for all persons.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD staff.

Timeframe: Approve by the end of 2020.

4.7 Provide for at least one rental-assisted facility for senior residents.

Related Programs from 2014 Housing Element Update: None

Objective: Promote housing opportunities for all persons.

Resources Needed: Accomplished through current staffing.

Responsible Agencies: CDD staff.

Timeframe: Approve as development is proposed.

Note: The County's primary role is to reduce barriers and promote the production of housing units. The County relies on the private market to generate and build projects. Timeframes presented are reliant on a number of factors outside the influence of the County, including economic growth.

SECTION 2 | Technical Appendix

Demographics and Housing Characteristics

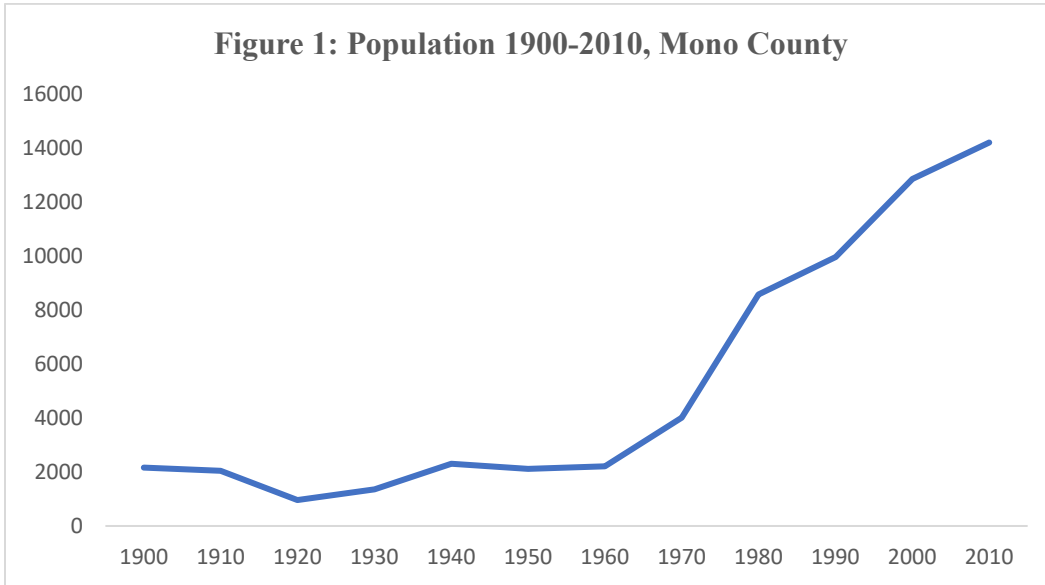
Primary Data Sources

Data for the Technical Appendix was primarily transmitted from the following sources:

1. 2010 United States Census. The most recent Census provides accurate and up-to-date information for communities in Mono County. The Census is used when trying to capture data on a community (“CDP”) level. A Census Designated Place (CDP) is a concentration of population identified by the Census Bureau for statistical purposes. Ninety percent of the population in the unincorporated county lives within one of the 15 CDPs identified in Mono County and therefore the CDP has replaced the use of census tracts/blocks for general demographic analysis.
2. 2017 American Community Survey (ACS). ACS is used when presenting data on a countywide level. Due to the small population size of the county’s communities, there is currently a large amount of error in the ACS data on a CDP level. Therefore, Census data is still used to provide accurate data on individual communities.
3. 2017 Mono County Housing Needs Assessment. A report published by BBC, Research & Consulting that details existing needs and conditions related to housing in Mono County.

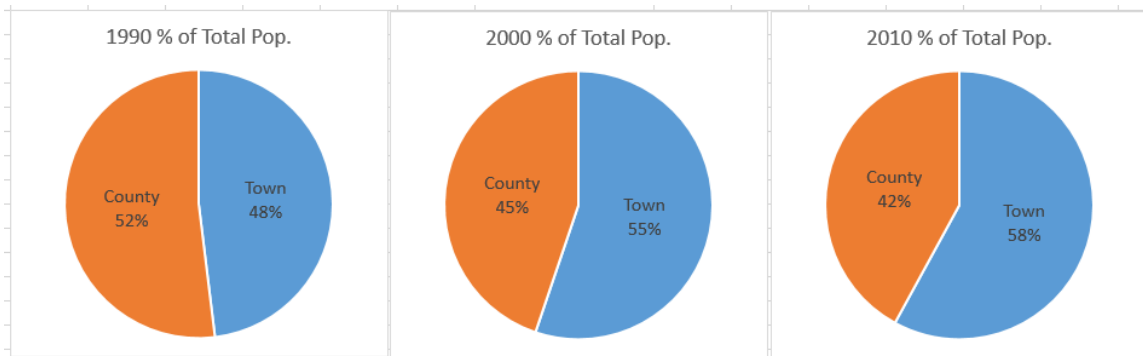
Population Growth

Population in the County has slowed after a period of robust and steady growth from the 1970s to the 1990s. This growth has slowed even more dramatically in the unincorporated County as the Town of Mammoth Lakes continues to gain a greater proportion of County’s population (Figure 1). Annual growth in the unincorporated County from 2011 to 2017 is approximately half of the rate seen in the previous decade (Table 1).



Source: US Census

Figure 2: Town/County % of Total Population 1990-2010



Source: US Census

Table 1: Population Trend, Unincorporated County			
Year	Population	% Change	Annual %
1980	4460	-	-
1990	5171	15.9	1.59
2000	5759	11.4	1.14
2010	5968	3.5	0.35
2017	6036	1.1	0.16

Source: US Census, 2017 American Community Survey

Table 2: Population by CDP, 2010

	Total Population	% of Countywide Population	% of Unincorporated County	% of CDP Population
Countywide	14,202	100.0%		
Mammoth Lakes	8,234	58.0%		
Unincorporated County	5,968	42.0%	100.0%	
<i>Mono County CDPs</i>				
Crowley Lake	875	6.2%	14.7%	16.4%
Walker	721	5.1%	12.1%	13.5%
Chalfant	651	4.6%	10.9%	12.2%
June Lake	629	4.4%	10.5%	11.8%
Bridgeport	575	4.0%	9.6%	10.8%
Coleville	495	3.5%	8.3%	9.3%
Benton	280	2.0%	4.7%	5.3%
Lee Vining	222	1.6%	3.7%	4.2%
Swall Meadows	220	1.5%	3.7%	4.1%
Sunny Slopes	182	1.3%	3.0%	3.4%
Mono City	172	1.2%	2.9%	3.2%
Paradise	153	1.1%	2.6%	2.9%
Aspen Springs	65	0.5%	1.1%	1.2%
Topaz	50	0.4%	0.8%	0.9%
McGee Creek	41	0.3%	0.7%	0.8%
Total of CDPs	5,331	37.5%	89.3%	100.0%
Unincorporated County Outside CDPs	637	4.5%	10.7%	

Ethnicity

Table 3: Population of Mono County 2010, by Race									
	Total Population	White, Not Hispanic	Hispanic	American Indian	Asian	Black	Pacific Islander	Other	2 or More Races
Countywide	14,202	9,687	3,762	239	191	42	11	33	237
Mammoth Lakes	8,234	5,143	2,772	32	128	29	5	13	112
Unincorporated County	5,968	4,544	990	207	63	13	6	20	125
<i>Mono County CDPs</i>									
Chalfant	651	552	67	8	5	0	0	3	16
Benton	280	188	38	49	1	0	0	0	4
Paradise	153	121	14	1	6	0	0	5	6
Swall Meadows	220	196	6	2	5	0	0	2	9
Sunny Slopes	182	158	3	2	7	0	4	0	8
Aspen Springs	65	61	1	0	2	0	0	0	1
Crowley Lake	875	706	128	5	11	3	0	5	17
McGee Creek	41	39	2	0	0	0	0	0	0
June Lake	629	476	137	6	2	0	0	0	8
Lee Vining	222	107	96	17	0	0	0	2	0
Mono City	172	128	37	1	2	0	0	0	4
Bridgeport	575	370	148	40	1	1	0	1	14
Walker	721	581	70	50	3	3	1	0	13
Coleville	495	347	110	10	8	4	0	2	14
Topaz	50	25	24	1	0	0	0	0	0
Total of CDPs	5,331	4,055	881	192	53	11	5	20	114

Table 4: Total Population Percentage by Race, CDP, Mono County 2010								
	% White	% Hispanic	% Amer Indian	% Asian	% Black	% Pacific Islander	% Other	% 2 or More Races
Countywide	68.2%	26.5%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
Mammoth Lakes	62.5%	33.7%	0.4%	1.6%	0.4%	0.1%	0.2%	1.4%
Unincorporated County	76.1%	16.6%	3.5%	1.1%	0.2%	0.1%	0.3%	2.1%
Mono County CDPs								
Chalfant	84.8%	10.3%	1.2%	0.8%	0.0%	0.0%	0.5%	2.5%
Benton	67.1%	13.6%	17.5%	0.4%	0.0%	0.0%	0.0%	1.4%
Paradise	79.1%	9.2%	0.7%	3.9%	0.0%	0.0%	3.3%	3.9%
Swall Meadows	89.1%	2.7%	0.9%	2.3%	0.0%	0.0%	0.9%	4.1%
Sunny Slopes	86.8%	1.6%	1.1%	3.8%	0.0%	2.2%	0.0%	4.4%
Aspen Springs	93.8%	1.5%	0.0%	3.1%	0.0%	0.0%	0.0%	1.5%
Crowley Lake	80.7%	14.6%	0.6%	1.3%	0.3%	0.0%	0.6%	1.9%
McGee Creek	95.1%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
June Lake	75.7%	21.8%	1.0%	0.3%	0.0%	0.0%	0.0%	1.3%
Lee Vining	48.2%	43.2%	7.7%	0.0%	0.0%	0.0%	0.9%	0.0%
Mono City	74.4%	21.5%	0.6%	1.2%	0.0%	0.0%	0.0%	2.3%
Bridgeport	64.3%	25.7%	7.0%	0.2%	0.2%	0.0%	0.2%	2.4%
Walker	80.6%	9.7%	6.9%	0.4%	0.4%	0.1%	0.0%	1.8%
Coleville	70.1%	22.2%	2.0%	1.6%	0.8%	0.0%	0.4%	2.8%
Topaz	50.0%	48.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total of CDPs	76.1%	16.5%	3.6%	1.0%	0.2%	0.1%	0.4%	2.1%
CDPs + Town	67.8%	26.9%	1.7%	1.3%	0.3%	0.1%	0.2%	1.7%
County - CDPs & Town	76.8%	17.1%	2.4%	1.6%	0.3%	0.2%	0.0%	1.7%

Source: US Census

The percentage of the population identifying themselves as Hispanic or Latino, of whatever race, increased in the unincorporated area, rising from 12.4% of the population in 2000 to 16.6% of the population in 2010 (Table 3 & 4), a numerical increase of 291 persons, from 699 in 2000 to 990 in 2010. During this same period, the Hispanic/Latino population in Mammoth Lakes increased from 22.2% of the town's population in 2000 to 33.7% of the town's population in 2010. The State Department of Finance is projecting that the Hispanic population in the county will rise dramatically over the next forty years, to 30% of the total County population in 2020 and 43% of the total in 2060 (see Table 4). Although Mammoth Lakes has a large Hispanic population, the rise in the Hispanic population could impact housing in the unincorporated area, as many of the Hispanic population tend to be lower-paid service workers in need of low to moderate-income housing.

Table 5: Projected Population by Race, 2010

	2020	2040	2060
Total	15037	17614	20755
White	9695	9897	10502
Hispanic	4614	6698	8906
Asian	185	333	544
Pacific Islander	10	8	5
Black	42	54	68
American Indian	209	223	244
Multi-race	284	400	486
% Total	100.0%	100.0%	100.0%
% White	64.5%	56.2%	50.6%
% Hispanic	30.7%	38.0%	42.9%
% Asian	1.2%	1.9%	2.6%
% Pacific Islander	0.1%	0.0%	0.0%
% Black	0.3%	0.3%	0.3%
% American Indian	1.4%	1.3%	1.2%
% Multi-race	1.9%	2.3%	2.3%

Source: CA Dept. of Finance

Age

The average median age of the individual CDPs is 45.2, significantly older than the median age within the Town of Mammoth Lakes at 32.6. The number of seniors 65 years and older increased from 10% of the unincorporated population in 1990 to 12% in 2000, to 14.2 % in 2010. Coleville had the highest percentage of children under 18, presumably due to the Marine Corps housing in Coleville. The Antelope Valley also had one of the highest percentages of seniors 65 years and older. The Long Valley/Wheeler Crest and Tri-Valley planning areas had high percentages of children under 5 and seniors 65 years and older.

Table 6: Age Characteristics by CDP, 2010								
	Total Population	Median Age	# Under 18	# 18 & Over	# 65 & Over	% Under 18	% 18 & over	% 65 & Over
Countywide	14,202	37.2	2,979	11223	1377	21.0%	79.0%	9.7%
Mammoth Lakes	8,234	32.6	1,719	6515	532	20.9%	79.1%	6.5%
Unincorporated County	5,968	45.0	1,260	4708	845	21.1%	78.9%	14.2%
<i>Mono County CDPs</i>								
Chalfant	651	47.1	131	520	51	20.1%	79.9%	7.8%
Benton	280	48.8	54	226	35	19.3%	80.7%	12.5%
Paradise	153	52.9	19	134	33	12.4%	87.6%	21.6%
Swall Meadows	220	53.8	36	184	42	16.4%	83.6%	19.1%
Sunny Slopes	182	47.2	28	154	20	15.4%	84.6%	11.0%
Aspen Springs	65	47.8	14	51	7	21.5%	78.5%	10.8%
Crowley Lake	875	45.1	210	665	105	24.0%	76.0%	12.0%
McGee Creek	41	54.8	7	34	14	17.1%	82.9%	34.1%
June Lake	629	41.7	116	513	70	18.4%	81.6%	11.1%
Lee Vining	222	30.4	56	166	17	25.2%	74.8%	7.7%
Mono City	172	41	41	131	15	23.8%	76.2%	8.7%
Bridgeport	575	45.5	119	456	99	20.7%	79.3%	17.2%
Walker	721	51.1	124	597	196	17.2%	82.8%	27.2%
Coleville	495	25.7	167	328	32	33.7%	66.3%	6.5%
Topaz	50	45.7	11	39	14	22.0%	78.0%	28.0%
Total of CDPs	5,331	45.2	1,133	4198	750	21.3%	78.7%	14.1%

Source: US Census 2010

The State Department of Finance is projecting that the population in the county will age over the next twenty years, with the percent of the total County population that is elderly (65 years and over) rising from 14.2% in 2010 to 18.2% of the total in 2060 (see Table 7).

Table 7: Projected Population by Age, 2010			
	2020	2040	2060
Total Population	14,833	15,037	20,755
Under 5	879	963	1,366
5-17	2,578	2,305	3,497
18-64	9,643	9,484	12,123
65 and over	1,733	2,286	3,768
% Total Population	100.0%	100.0%	100.0%
% Under 5	5.9%	6.4%	6.6%
% 5-17	17.4%	15.3%	16.8%
% 18-64	65.0%	63.1%	58.4%
% 65 and over	11.7%	15.2%	18.2%

Source: CA Dept. of Finance

Household Size

The 2010 census reports the total number of households in the unincorporated county to be 2,539. Average household size countywide decreased slightly from 2.51 in 1990 to 2.42 in 2010. Coleville had the highest average household sizes, with 2.89 persons per household. McGee Creek and Paradise had the lowest average household sizes, with 1.95 persons/household and 2.07 persons per household, respectively (Table 7).

Table 8: Household Characteristics by CDP, 2010										
	Average Household Size	Average Family Size	Total Households	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7+
Countywide	2.42	2.98	5768	1592	2182	835	657	292	118	92
Mammoth Lakes	2.5	3.14	3229	899	1145	464	392	180	80	69
Unincorporated County	2.38	3.04	2539	693	1037	371	265	112	38	23
<i>Mono County CDPs</i>										
Chalfant	2.47	2.87	264	53	118	43	29	14	3	4
Benton	2.3	2.81	122	40	42	19	10	9	0	2
Paradise	2.07	2.47	74	20	38	8	7	1	0	0
Swall Meadows	2.24	2.6	98	21	47	19	9	0	2	0
Sunny Slopes	2.14	2.82	85	28	31	15	9	1	1	0
Aspen Springs	2.6	2.73	25	2	13	4	5	1	0	0
Crowley Lake	2.37	2.88	367	99	138	59	47	15	7	2
McGee Creek	1.95	2.5	21	9	7	2	3	0	0	0
June Lake	2.16	2.77	290	97	119	33	20	15	4	2
Lee Vining	2.51	3.25	85	28	24	12	12	4	3	2
Mono City	2.73	2.94	63	8	30	11	8	3	2	1
Bridgeport	2.18	2.83	257	88	97	37	19	8	6	2
Walker	2.15	2.61	335	101	149	44	26	9	3	3
Coleville	2.89	3.23	171	25	53	35	36	20	1	1
Topaz	2.38	3.08	21	6	9	2	2	0	2	0
Total of CDPs	2.39	3.04	2278	625	915	343	242	100	34	19

Source: US Census 2010

Household Tenure

The overall number of renters in the unincorporated area decreased from 40% of all occupied units in 1990 to 32% 2010. The south county CDPs generally have very high rates of owner-occupied units, the highest being Paradise at 95.9%. North county CDPs have higher renter occupied units with Coleville the highest at 71.9% due to the marine base housing.

Vacancy rates continue to increase as more units are used for second homes and short-term rental units. The overall vacancy rate in the unincorporated county increased from 34.4% in 2010 to 48.2% in 2016. The County has taken an active approach to slowing down the rate of increase by adopting strict short-term rental regulations in 2018 requiring a multi-tiered discretionary permit process. The County will continue to explore ways to incentivize long-term rentals over short-term.

Table 9: Tenure of Occupied and Vacant Units by CDP, 2010				
	% Vacant Seasonal, of Total	% Owner Occupied of Total	% Renter Occupied of Total	% Vacant of Total Units
<i>Mono County CDPs</i>				
Chalfant	6.3%	87.5%	12.5%	12.3%
Benton	10.1%	70.5%	29.5%	23.3%
Paradise	12.6%	95.9%	4.1%	14.9%
Swall Meadows	23.4%	91.8%	8.2%	23.4%
Sunny Slopes	44.2%	69.4%	30.6%	45.5%
Aspen Springs	30.6%	84.0%	16.0%	30.6%
Crowley Lake	20.0%	78.2%	21.8%	27.0%
McGee Creek	26.7%	95.2%	4.8%	30.0%
June Lake	65.4%	54.1%	45.9%	66.6%
Lee Vining	11.6%	50.6%	49.4%	24.1%
Mono City	29.8%	71.4%	28.6%	33.0%
Bridgeport	13.2%	62.3%	37.7%	28.0%
Walker	10.8%	69.0%	31.0%	24.7%
Coleville	5.5%	28.1%	71.9%	14.9%
Topaz	28.6%	61.9%	38.1%	50.0%
Total of CDPs	26.3%	68.6%	31.4%	34.4%

Source: US Census 2010

Table 10: Housing Stock by Type of Vacancy				
	Total housing units	Occupied housing units	Vacant housing units	For rent
Mono County	14,000	4,950	9,050	1,200
Mammoth Lakes	9,829	2,791	7,038	1,009
Unincorporated Area	4,171	2,159	2,012	191
	Rented, not occupied	For sale only	Sold, not occupied	For seasonal, recreational, or occasional use
Mono County	26	237	67	7,265
Mammoth Lakes	26	112	0	5,841
Unincorporated Area	0	125	67	1,424

Source: ACS, 2016

Table 11: Vacancy Rates				
	Vacancy rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Vacancy Rate minus Seasonal
Mono County	64.6%	7.8%	34.9%	22.2%
Mammoth Lakes	71.6%	9.2%	37.1%	28.5%
Unincorporated Area	48.2%	6.9%	26.5%	12.4%

Source: HCD 6th Cycle Data Package

Overcrowded Households

The U.S. Census Bureau defines an overcrowded household as a housing unit occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.51 persons per room are considered severely overcrowded and indicate a significant housing need. Overcrowding is not a significant housing situation in unincorporated Mono County. Using ACS data there were 7 overcrowded households across both owner and renter-occupied units, or 0.3% of the total households in the unincorporated area (none severely crowded). Most of the overcrowded households in Mono County are in the Town of Mammoth Lakes, where there are 40 such identified households, or 1.5%. The statewide overcrowding rate for households in 2010 was 15.2% of all households, significantly higher than Mono County.

Table 12: Overcrowded Household in Unincorporated Mono County	
Households	Number
Total	2,612
Less than 1 per room	2,605
1 – 1.5 per room	7
More than 1.5 per room	0

Source: ACS 2017

Extremely Low Income Households

Extremely low-income households are those with income less than 30% of the area’s median income. Mono County’s median household income in 2017 was \$60,595 (ACS 2017). Income limits are adjusted depending on the number of people in the household. For a four-person household, the current income limit for an extremely low-income household is \$19,575. For a one-person household, the income limit is \$13,725. Using these thresholds, 3.2% of households in the County are considered extremely low income.

Households with extremely low income may have a variety of housing needs. In Mono County, households receiving assistance through the CalWORKS program, Supplemental Security Income (SSI), or disability income may be considered extremely low-income households. Mono County also has a large population of service workers earning minimum wage who may fall into the extremely low-income category, depending on the number of workers in a household.

The projected number of extremely low income units needed for the cycle is seven, based on calculating half the number of low income units identified by the Regional Housing Needs Allocation (see Table 25).

Overpaying Households

Overpaying households are defined as those paying in excess of 30% of their income toward housing cost. Approximately 42% of households in the unincorporated county are considered to be overpaying, compared to 65.3% in the Town of Mammoth Lakes. Renters are more than twice as likely to be overpaying than owners.

Table 13: Overpaying Households, Unincorporated Mono County		
Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	2,210	100.0%
Total Renter households	540	24.4%
Total Owner households	1,670	75.6%
Total lower income (0-80% of HAMFI) households	880	39.8%
Lower income renters (0-80%)	360	16.3%
Lower income owners (0-80%)	520	23.5%
Extremely low income renters (0-30%)	50	2.3%
Extremely low income owners (0-30%)	125	5.7%
Lower income households paying more than 50%	170	7.7%

Lower income renter HH severely overpaying	40	1.8%
Lower income owner HH severely overpaying	130	5.9%
Extremely Low Income (0-30%)	85	3.8%
ELI Renter HH severely overpaying	30	1.4%
ELI Owner HH severely overpaying	55	2.5%
Income between 30%-50%	40	1.8%
Income between 50% -80%	45	2.0%
Lower income households paying more than 30%	465	21.0%
Lower income renter HH overpaying	185	8.4%
Lower income owner HH overpaying	280	12.7%
Extremely Low Income (0-30%)	120	5.4%
Income between 30%-50%	135	6.1%
Income between 50% -80%	210	9.5%
Total Households Overpaying	940	42.5%
Total Renter Households Overpaying	365	16.5%
Total Owner Households Overpaying	575	26.0%

Source: 2006-2015 CHAS Data Sets

Table 14: Overpaying Households, Rental Units		
Renter Households Characteristics	Number	Percent of Total Households
Total renter-occupied units (renter households)	540	100.0%
Total lower income (0-80% of HAMFI) renter households	360	66.7%
Lower income renters paying more than 30% but less than 50%	145	26.9%
Extremely Low Income (0-30%)	0	0.0%
Income between 30%-50%	90	16.7%
Income between 50% -80%	55	10.2%
Lower income renters paying more than 50%	40	7.4%
Extremely Low Income (0-30%)	30	5.6%
Income between 30%-50%	10	1.9%
Income between 50% -80%	0	0.0%
Lower income renters paying more than 30%	185	34.3%
Extremely Low Income (0-30%)	30	5.6%
Income between 30%-50%	100	18.5%
Income between 50% -80%	55	10.2%

Source: 2006-2015 CHAS data sets

Table 15: Overpaying Households, Owner-occupied Units		
Owner Households Characteristics	Number	Percent of Total Households
Total owner-occupied units (owner households)	1,670	100.0%
Total lower income (0-80% of HAMFI) owner households	520	31.1%
Lower income owner households paying more than 30% but less than 50%	150	9.0%
Extremely Low Income (0-30%)	35	2.1%
Income between 30%-50%	5	0.3%
Income between 50% -80%	110	6.6%
Lower income owner households paying more than 50%	130	7.8%
Extremely Low Income (0-30%)	55	3.3%
Income between 30%-50%	30	1.8%
Income between 50% -80%	45	2.7%
Lower income owner households paying more than 30%	280	16.8%
Extremely Low Income (0-30%)	90	5.4%
Income between 30%-50%	35	2.1%
Income between 50% -80%	155	9.3%

Source: 2006-2015 CHAS data sets

Employment

Service occupations make up the largest employment sector in the County at 34%. The following is a list of major employers in Mono County developed using the 2009 America's Labor Market Information System Employer Database (California Employment Development Department, www.labormarketinfo.edd.ca.gov):

Employer Name	Location	Industry
Eastern Sierra Unified School District	Various	Schools
June Mountain Ski Area	June Lake	Hotels & Motels
Juniper Springs Resort	Mammoth Lakes	Resort
Mammoth Hospital	Mammoth Lakes	Hospitals
Mammoth Lakes Fire Department	Mammoth Lakes	Misc. Business
Mammoth Mountain Inn	Mammoth Lakes	Hotels & Motels
Mammoth Mountain Ski Area	Mammoth Lakes	Hotels & Motels
Mono County Government	Bridgeport	Local government
Town of Mammoth Lakes	Mammoth Lakes	Local government
U.S. Forest Service	Various	Federal government
Vons	Mammoth Lakes	Retail

Income

The overall median household income in the unincorporated area based on US 2010 Census data was \$61,868, up from \$45,325 in 2000. The median household income varied significantly, however, throughout the county with the communities near Mammoth Lakes generally having higher overall income levels.

Table 16: Household Income by CDP, 2010		
	Median	Mean
Countywide	61,868	68,546
Mammoth Lakes	59,972	67,089
<i>Mono County CDPs</i>		
Chalfant	52,039	59,800
Benton	33,048	35,168
Paradise	81,346	91,905
Swall Meadows	96,471	112,333
Sunny Slopes	133,287	NA
Aspen Springs	NA	NA
Crowley Lake	85,735	76,856
McGee Creek	89,290	141,335
June Lake	50,329	58,173
Lee Vining	70,172	57,240
Mono City	42,875	48,652
Bridgeport	71,250	64,143
Walker	50,655	61,119
Coleville	46,559	51,669
Topaz	NA	NA

Source: US Census

Persons with Disabilities

While persons with disabilities do not represent a significant portion of the population in the unincorporated area of the County, adequate housing remains an important concern. The Inyo Mono Association for the Handicapped (IMAH) serves disabled adults 18 and older, primarily with vocational training, supported employment and similar programs. The Inyo Mono Area Agency on Aging (IMAAA) contracts with the Mono County Department of Social Services to provide Mono County Senior Services (MCSS). IMAAA also operates the Linkages program in Mono County, which links vulnerable seniors and disabled adults to service in order to enhance their ability to maintain their independence. Mono County Senior Services (MCSS) delivers meals to 28 homes in Walker and serves 15 to 25 meals a day in the Walker Senior Center while 9 to 10 meals a day are delivered to the Benton area seniors. MCSS also has 3 clients under the Linkages Program and 28 under In Home Supportive Services (IHSS) to assist those clients with remaining

in their homes. Other than the above, the Mono County Department of Social Services does not maintain information on how many people with disabilities they may assist. Social Services provides the following resources to people in need: CalWORKS, General Assistance, Food Stamps, Medi-Cal and/or CMSP.

Kern Regional Center serves disabled clients from Pearsonville in Kern County to Topaz in Mono County. Due to the size of its service area (16,000 square miles) and the relatively small number of clients (158 people), its services are prescriptive in nature and needs are addressed on an individual basis. They assist clients with adapting their homes and installing assistive devices but do not deal directly with housing.

The Inyo Mono Advocates for Community Action (IMACA) provide a variety of services for disabled, low-income, and homeless persons in Inyo and Mono counties. In unincorporated Mono County, IMACA provides help with retrofit programs (wheelchair ramps, assistive devices, etc.), home weatherization programs for low-income persons, childcare, Head Start, and meals. It operates 25 low-income housing units in Mammoth Lakes as well as senior and low-income housing units in Inyo County. IMACA has Section 8 vouchers that it uses primarily for rental assistance and shelter for homeless persons. IMACA and Mono County are collaborating on the provision of transitional/supportive housing opportunities.

Table 17: Persons with Disability by Employment Status, Unincorporated County		
	Number	Percent
Age 16-64, Employed Persons with a Disability	385	61.7%
Age 16-64, Not Employed Persons with a Disability	113	18.1%
Persons Age 65 Plus with a Disability	126	20.2%
Total Persons over 15 with a Disability	624	100%
% of Total Population	5,197	12.0%
Source: Census Bureau (2000 Census SF 3: P42)		

Table 18: Persons with Disabilities by Disability Type, Unincorporated County		
	Number	Percent
<i>Total Disabilities Tallied</i>	<i>1349</i>	<i>100.0%</i>
<i>Total Disabilities for Ages 5-15</i>	<i>18</i>	<i>1.3%</i>
Sensory disability	0	0%
Physical disability	0	0%
Mental disability	18	1.3%
Self-care disability	0	0%
<i>Total Disabilities for Ages 16-64</i>	<i>961</i>	<i>71.2%</i>
Sensory disability	104	7.7%
Physical disability	249	18.46%
Mental disability	81	6.0%
<i>Self-care disability</i>	<i>31</i>	<i>2.3%</i>
<i>Go-outside home disability</i>	<i>125</i>	<i>9.3%</i>
<i>Employment Disability</i>	<i>371</i>	<i>27.5%</i>
<i>Total Disabilities for Ages 65 and Over</i>	<i>370</i>	<i>27.4%</i>
Sensory Disability	71	5.3%
Physical disability	126	9.3%
Mental disability	62	4.6%
Self-care disability	18	1.3%
Go-outside-home disability	93	6.9%
Source: Census Bureau (2010 Census SF 3: P41)		

Elderly

The elderly are defined as those 65 years and older. The 2010 Census reported that 845 seniors reside in unincorporated Mono County, or 14.2 percent of the total population. The home ownership rate of seniors is very high at 95.7% in 2000. In addition, only 18 seniors had incomes under the poverty level in 1999. Home ownership is a significant hedge against the inflationary rental environment, which is probably why there are few seniors at or below the poverty level.

Site and unit size availability are generally not a problem for seniors in Mono County due to the fact that Mono County is a rural area with the propensity for lot subdivisions rather than home subdivisions and the fact that mobile homes are permitted throughout the County on parcels zoned for single-family residences.

Due to the low number of poverty-level senior residents within the County, future needs for low-income senior households can best be addressed through rehabilitation assistance for homeowners and rent assistance for low- and moderate-income senior renters. Currently, there is no rental-assisted housing in the unincorporated areas. IMACA operates 19 units of senior housing in Bishop. Mammoth Lakes Housing operates rental-assisted housing in Mammoth Lakes, as well as low-income housing to own.

Section 202 financing, Direct Loans for Housing for the Senior or Handicapped, administered by the Department of Housing and Urban Development, is also available to qualified sponsors for the financing or construction of rental or cooperative housing facilities for occupancy by senior or handicapped persons.

Farmworkers

Large-farm owners and ranchers in the Antelope, Bridgeport and Hammil valleys hire a limited number of farmworkers and ranch hands. Housing for most of these employees is provided on site. If this type of housing were to be eliminated, it would be difficult for farm laborers to find adequate affordable housing. The 2010 Census indicates that when the census was taken there were 17 vacant units categorized as “migratory”. This number does not indicate how many total units were available for farmworkers. Farm labor housing is permitted by-right on AG-zoned parcels.

Table 19: Farmworkers, County-Wide		
Farms	Workers	\$1,000 payroll
27	165	1,370

Table 20: Farmworkers by Days Worked	
150 Days or More	
Farms	10
Workers	108
<i>Farms with 10 or More Workers</i>	
Farms	3
Workers	84
Fewer than 150 Days	
Farms	24
Workers	57

Table 21: Farmworker Housing Units, Unincorporated County		
Joe Serna Farm Worker Grant Program		
Projects	Total Units	
0	0	
Employee Housing Facilities		
Facilities	Permanent Facilities	# of Permanent Employees
3	1	413
Seasonal Facilities	# of Seasonal Employees	Total Employees
2	33	446

Female Headed Households

The Census provides data on the total number of female-headed households, the number of those with children, and the number with incomes below the poverty level. The data are not provided separately by owner and renter and include all female heads of household; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. This data is now collected by the ACS. Female heads of household are often the households most in need of affordable housing, childcare, job training and housing rehabilitation funds.

In unincorporated Mono County, there were 145 female-headed households in 2011 (5.7 percent of all households), up from 137 in 2000. Of the 145 female-headed households, none were under the poverty level however, it is likely that the ACS is underreporting due to a small sample size.

The Mono County Department of Social Services estimates that approximately 45 families in the unincorporated area with a female head of household receive assistance from CalWorks on an

ongoing basis (Julie Timerman). Under this program they are eligible to receive food stamps and Medi-Cal, as well as Welfare to Work services including, but not limited to, mental health, drug and alcohol counseling, child care, and job skills. There are no direct housing assistance programs.

Female headed households with an income under the poverty level will need affordable rental housing. In Mono County, mobile homes and small multifamily units such as duplexes and triplexes, are often the most affordable.

Table 22: Female Headed Households, Unincorporated Mono County		
Household Type	Number	Percent
Female-Headed Households	145	5.7%
Total Households	2,539	100.0%

Source: HCD 6th Cycle data package

Emergency Shelter Needs

The need for emergency housing encompasses a large range of situations. State law requires that jurisdictions recognize emergency shelters in their zoning code. An emergency shelter is defined as, “housing with minimal supportive services for homeless person that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay” (Health and Safety Code Section 50801 (e)). Families otherwise able to provide themselves with adequate housing may be suddenly and unexpectedly faced with the need for emergency shelter as a result of fire or family break-up. Families only marginally able to meet their housing needs may be left without shelter when their present housing is sold, when a shared housing arrangement breaks down, from an inability to pay rent, or a number of similar reasons. Finally, there is a transient population, composed of both families and individuals that may have emergency shelter needs. With the range of situations where an emergency shelter may be deemed necessary, Mono County further seeks to further define adequate emergency housing.

Mono County does not have a large homeless population, due the large and sparsely populated geography of the County, the severe winter weather conditions, and lack of proximity to services and transit. The Mono County Department of Social Services estimates that they have approximately one homeless assistance case per year, which normally is a family displaced for a short time. The social services that are provided are not concentrated in one location, making it difficult for a homeless person to utilize them, especially since there is limited public transportation within the County.

Through the joint efforts of the Mono County Department of Social Services and the Inyo-Mono Advocates for Community Action (IMACA) low-income residents and transients in Mono County may be placed in a local or nearby motel on an emergency basis for up to 28 days. IMACA has 18 Section 8 vouchers that they use primarily for rental assistance and shelter for homeless persons. IMACA also operates 24 units of low-income housing in Mammoth Lakes. The Mono County Department of Social Services provides rental assistance to assist individuals with permanent

housing or to keep them from being evicted and provides food vouchers to qualified persons. Current services are adequate for the needs in the area, but capacity to serve more people is an option if deemed necessary.

Emergency shelters are allowed in the Public Facility (PF) land use designation pursuant to clarifying language adopted concurrently with this Housing Element update. The PF land use designation would currently allow emergency shelters with the permission of the public agency. Program 4.6 also considers emergency shelters in the Multi-Family Residential (MFR) land use designation. Currently, the county has designated its community centers as emergency shelters for disaster/weather-related shelter needs. Community centers are located in the PF LUD. Adding the additional commercial and mixed-use LUDs expands disaster-related shelter capacity to include the homeless population. In compliance with state law, transitional and supportive housing allowed as a residential use in all land use designations where similar housing types are allowed except the AG LUD. Transitional and supportive housing must be subject only to the restrictions that apply to other residential uses of the same type in the same designation. Mono County may pursue the creation of development standards for emergency and transitional housing to ensure that shelters will be developed in a manner that protects the health, safety, and general well-being of the public.

Emergency housing may also be a necessity during times of disaster, such as avalanches, floods, fires and earthquakes. Currently, each community area in Mono County has a designated Emergency Shelter, usually the community center or a church or school. Having an emergency shelter designation in each of the communities is imperative to Mono County because of the sporadically populated nature of the County and will avoid over-concentration of shelters in a given area. Disaster shelters may be temporarily coordinated and/or funded by the American Red Cross, the Federal Emergency Management Agency, the local Department of Social Services, the Sheriff's Department, and other appropriate private or quasi-public organizations. Although the California Office of Emergency Services has suggested that a permanent, year-round emergency disaster shelter may be appropriate for Mono County, the cost of building such a facility is well beyond the reach of the County's budget. Until such time as additional funding becomes available, use of community centers, federal buildings, churches and hotels/motels as evacuation centers/emergency shelters will continue in Mono County. The county also needs to further develop access roads in some communities in order to better serve an emergency shelter.

Housing Types

Housing in unincorporated Mono County is predominantly single-family detached units and mobile/manufactured homes. Since 1990, all types of housing in the unincorporated area increased (Table 23). During that period, multifamily units had the greatest percentage increase, although a majority of that increase occurred from 1990-2000 and the rate has slowed considerably in the last decade.

Table 23: Mono County Housing Units by Type						
Mono County	All Units			Single Detached		
	2010	2018	%	2010	2018	%
Mammoth Lakes	9,626	9,708	0.9%	2,365	2,439	3.1%
Unincorporated Area	4,286	4,353	1.6%	2,854	2,929	2.6%
Total	13,912	14,061	1.1%	5,219	5,368	2.9%
Mono County	Single Attached			Two to Four		
	2010	2018	%	2010	2018	%
Mammoth Lakes	290	290	0.0%	2,400	2,408	0.3%
Unincorporated Area	115	120	4.3%	282	278	-1.4%
Total	405	410	1.2%	2,682	2,686	0.1%
Mono County	Five Plus			Mobile Homes		
	2010	2018	%	2010	2018	%
Mammoth Lakes	4,424	4,424	0.0%	147	147	0.0%
Unincorporated Area	123	123	0.0%	912	903	-1.0%
Total	4,547	4,547	0.0%	1,059	1,050	-0.8%

Source: HCD 6th Cycle data package

Housing Stock Conditions

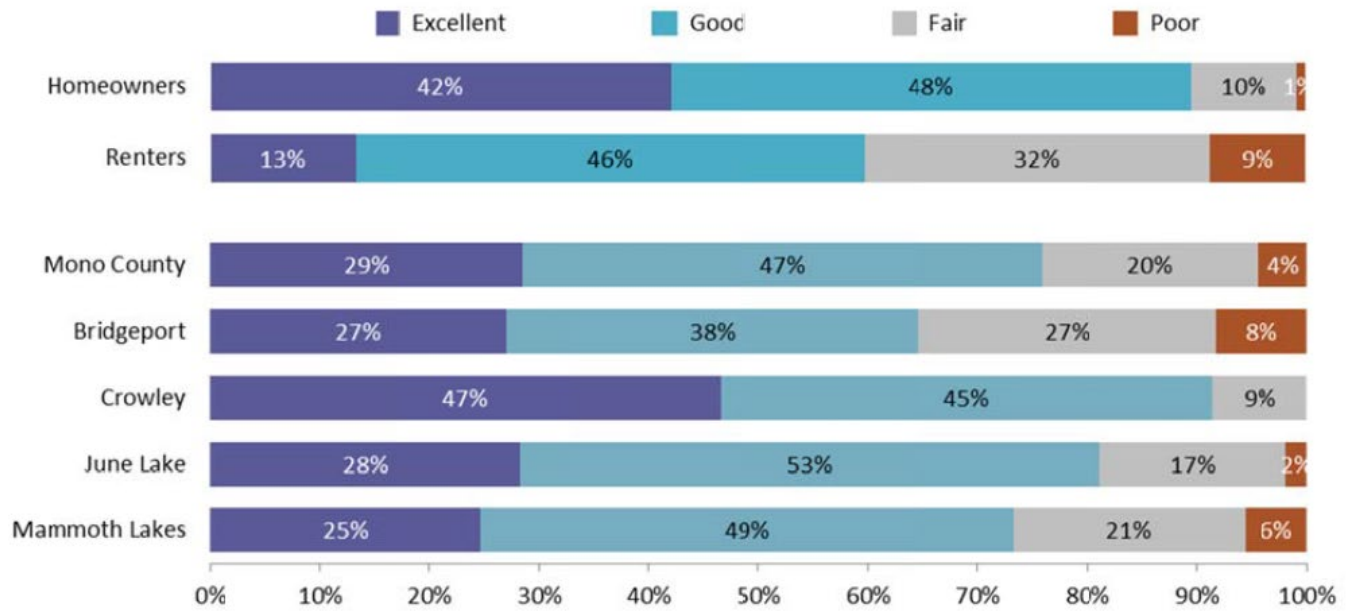
The Mono County Community Development Department completed a comprehensive Housing Condition Survey for the unincorporated area of the county in the summer of 2009. The results of that survey are shown in Table 24; results are shown for conventional single-family residences (SFR) as well as mobile homes (MH). The results have been aggregated by planning area. Data for smaller community areas within the planning areas is available from the Community Development Department. Housing units determined to be in Good Condition were in overall good condition with no repair needed. Units determined to be in Fair Condition were structurally sound but needed some minimal repair and/or paint. Units determined to be in Poor Condition were not structurally sound and needed repairs and/or paint.

Table 24: Housing Stock Conditions by Planning Area, 2009								
Planning Area	Unit Type	Number of Housing Units				% of Total		
		Good	Fair	Poor	Total	Good	Fair	Poor
Antelope Valley	SFR	116	128	29	273	42.5%	46.9%	10.6%
	MH	64	58	24	146	43.8%	39.7%	16.4%
	Total	180	186	53	419	43.0%	44.4%	12.6%
Bridgeport Valley	SFR	101	87	15	203	49.8%	42.9%	7.4%
	MH	19	17	7	43	44.2%	39.5%	16.3%
	Total	120	94	22	236	50.8%	39.8%	9.3%
Mono Basin	SFR	78	33	6	117	66.7%	28.2%	5.1%
	MH	13	2	0	15	86.7%	13.3%	0.0%
	Total	91	35	6	132	68.9%	26.5%	4.5%
June Lake	SFR	261	140	18	419	62.3%	33.4%	4.3%
	MH	4	1	1	6	66.7%	16.7%	16.7%
	Total	265	141	19	425	62.4%	33.2%	4.5%
Long Valley	SFR	495	102	5	602	82.2%	16.9%	0.8%
	MH	2	1	0	3	66.7%	33.3%	0.0%
	Total	497	103	5	605	82.1%	17.0%	0.8%
Tri-Valley	SFR	90	63	14	167	53.9%	37.7%	8.4%
	MH	143	70	32	245	58.4%	28.6%	13.1%
	Total	233	133	46	412	56.6%	32.3%	11.2%
Total	SFR	1141	553	87	1781	64.1%	31.0%	4.9%
	MH	245	149	64	458	53.5%	32.5%	14.0%

Source: Mono County Community Development Department, Housing Conditions Survey.

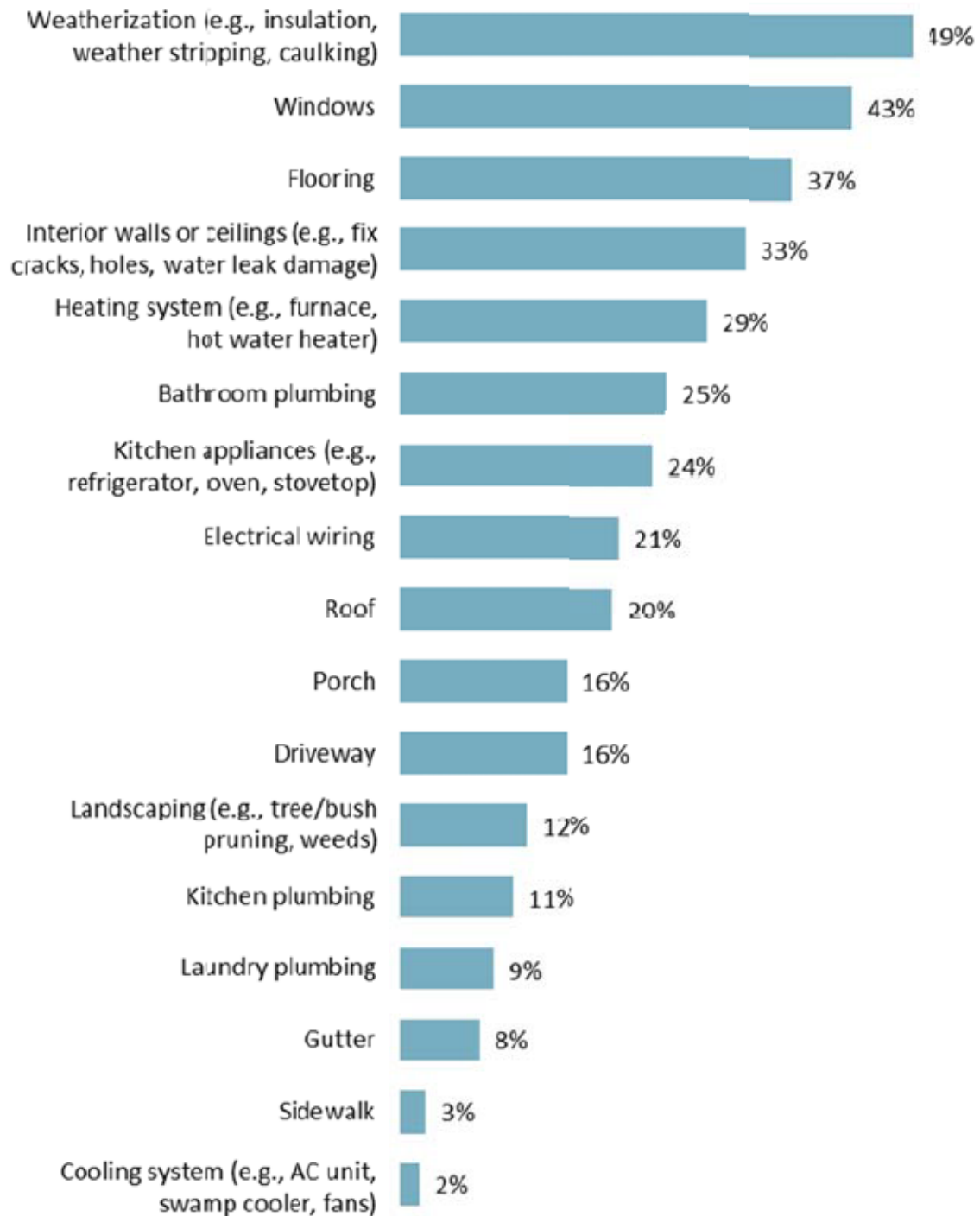
A survey of homeowners completed as part of the 2017 Housing Needs Assessment provides updated data. As shown in Figure 3, about 75 percent of Mono County residents rate their home's condition as either excellent or good. Homeowners are much more likely to report excellent condition than renters (42% versus 13%). Among communities with sufficient data for analysis, Crowley residents are most likely to rate their home in excellent condition (47%). Bridgeport residents are most likely to rate their home's condition as fair (27%) or poor (8%).

Figure 3: Condition of units, based on tenure and location



Note: Data shown for places with at least 40 survey responses.
 Source: 2017 Housing Choice and Needs Survey, Resident Sample.

Of those with homes in fair or poor condition, 88 percent report the need for repairs. Figure 4 presents the most important needed repairs. Nearly half of those homes in fair or poor condition require improved weatherization.

Figure 4: Most needed repairs for homes in poor or fair condition

Source: 2017 Housing Choice and Needs Survey; n= 158 residents.

Needs Assessment

Overview

Although much of the County’s overall growth has occurred within the boundaries of the Town of Mammoth Lakes, housing shortages within Town are shifting demand into the unincorporated County. Modest development in the County has made it difficult to accommodate this new demand, leading to increased housing prices. Much of the County’s recent housing growth has been driven by second homeownership and, more recently, vacation rentals. At 35%, Mono County has one of the lowest permanent resident occupancy rates when compared with similar counties (2017 Needs Assessment). The unincorporated County remains a single family detached home market, with typical rural development patterns. As demand from the Town of Mammoth Lakes puts pressure on the County’s inventory, development patterns may see a shift to accommodate growth.

A clear majority of existing attached units tend to be luxury units and are in the Town of Mammoth Lakes. At the time of the 2017 Needs Assessment, all but one of the attached units for sale in the County are in Mammoth Lakes and have a median price well above affordable levels for an average household in the County. Further, significant Homeowner’s Association (HOA) fees decrease affordability of such units by approximately \$100,000, making the actual price point even more difficult to attain.

Attached products are at a significant deficit for the workforce and families due to lack of affordability in Mammoth Lakes and lack of supply in the unincorporated area. Of the residential units in the unincorporated area, just seven percent are multifamily developments (a roughly even split between duplexes/triplexes and condos /apartments). As attached options become less affordable in town, the unincorporated area should expect to have even greater pressure to provide these types of units.

While the single family detached category provides more listings, most homes are still well out of reach for the typical worker. Renters who could have moved into ownership in the 1990s cannot find affordable homes to buy—yet most of them (90%) would like to buy in the next five years. To become homeowners, an average renter in the County who wants to buy would need a home priced at around \$200,000—or \$400,000 for a two-earner renter household. In the unincorporated County, there were fewer than 10 single family homes priced under \$450,000 available for sale in August 2017 when BBC conducted the study, and no condominiums. Only one of these units was located south of Bridgeport.

Projections show the County has very little housing inventory to absorb future job growth. The jobs most likely to grow in the future are in tourist-related industries: food services and preparation, housekeeping, retail, and services. These jobs typically pay around \$10 per hour—or \$20,000 per year. Most workers in the County hold more than one job, putting their annual earnings closer to \$35,000 per year. This is nearly enough to afford the median rent, particularly with a roommate who works. However, if additional affordable units are not created, median rent could be increased to a point that is out of reach for those in the County’s largest and fastest-growing employment sector.

Understanding future housing needs and creating a target will be critical in short and long-range efforts.

A housing model developed by BBC estimates a range of current and future housing needs. The modeling exercise found a current need of between 175 and 450 rental units in the County overall. The low end of this range captures units that are needed to accommodate unfilled jobs help and workers who will leave the County due to housing conditions. The high end of the range includes providing rental units for in-commuters who want to live in the County. The model suggests that 50 to 100 units are needed in the unincorporated County, a range that will be heavily influenced by overflow demand from the Town of Mammoth Lakes.

Future housing needs are largely determined by employment growth and estimates of job growth differ widely due to variance in economic conditions. The housing needs projections for 2022 use three job growth scenarios: one based on last year's growth, one incorporating the more aggressive state growth estimates, and one based on input from surveyed employers. The most conservative estimate for the County, which includes the Town of Mammoth Lakes, shows a need for 184 additional housing units by 2022. The accelerated growth estimate suggests a need for as many as 664 units. A reasonable middle ground estimate for the unincorporated County shows a need for 70 housing units to accommodate new housing demand from employment growth, which would be in addition to the 50 to 100 units that are needed to address renters' needs currently. In all, the unincorporated County has a need for between 120 and 170 units to accommodate current needs and future employment growth through 2022.

Often a housing needs assessment will delineate conditions based on a jurisdiction's needs en masse, as reflected by many of the previous numbers discussed here. However, needs and strategies are identified here on a more local basis. For example, June Lake has an occupation rate of around 25 percent, compared to approximately 75 percent in Bridgeport and the Mono Basin, and 91 and 88 percent in Topaz and Walker respectively. Clearly the dynamics of each community are significantly different, where June Lake may look to strategies aimed at conversion of stock to more long-term resident options, while other communities may need to increase the quality of affordable options. For this reason, the Housing Element attempts to provide separate analysis of each planning area, in addition to County-wide data.

Current Housing Needs	County Overall	Mammoth Lakes	Unincorporated County
Renter Demand			
<i>Rental units needed to house workers for unfilled jobs</i>	40-55	40-55	5-10
<i>Commuters who would like to live in Mammoth Lakes</i>	220	220	0
<i>Worker households who plan to leave the County due to lack of housing</i>	31	25	7
<i>Year round worker households that are overcrowded</i>	247	116	131
<i>Seasonal worker households that are overcrowded</i>	44	44	0
<i>Units needed to alleviate overcrowding (1-1.5 unit per overcrowded household)</i>	100-125	55-70	45-55
<i>Renters who had to move because they can't afford housing or their units converted to seasonal (for comparison)</i>	299	199	100
Range of Unmet Demand for Rental Units	175-450	125-350	50-100
Ownership Demand by Renters			
<i>Households who currently rent and want to be owners in the next 5 years</i>	1,009	640	369
<i>Current owners who plan to sell in next five years</i>	363	176	187
<i>Seasonal owners who plan to sell in the next five years</i>	405	359	47
<i>Total units that could be available to new owners</i>	768	534	234
Range of Demand for Ownership	235-625	100-375	135-250
Repair Needs			
<i>Occupied units</i>			
<i>Owners who need repairs (units in "fair" or "poor" condition)</i>	332	176	156
<i>Owners who need significant repairs (units in "poor" condition)</i>	33	18	16
<i>Renters who need repairs (units in "fair" or "poor" condition)</i>	1291	846	445
<i>Renters who need significant repairs (units in "poor" condition)</i>	283	186	98
Future Needs			
From Employer Survey (Lower Bound Estimates)			
<i>FTE equivalent worker housing needed</i>	83		
<i>FTE seasonal workers housing needed</i>	102		
<i>New housing units needed, 2022</i>	184	144	40
Continued Employment Growth Scenario (Middle Estimates)			
<i>Current employment, excluding self employed</i>	7,430		
<i>Growth 2016-2017</i>	2%		
<i>Projected employment, 2022</i>	8,163		
<i>New jobs by 2022 if future growth is similar to 2016-2017</i>	733	608	125
<i>New housing units needed, 2022</i>	339	269	70
State Projections of New Jobs plus Replacement (Upper Bound Estimates)			
<i>New jobs, regional growth by industry applied to Mono County</i>	444		
<i>Replacement jobs</i>	991		
<i>New jobs by 2022 based on state projections</i>	1,435	1,135	300
<i>Employees needed</i>	1,196		
<i>New housing units needed, 2022</i>	664	524	140
Self Employed Workers, Estimated Range of Growth			
<i>Job growth, self-employed workers</i>	240		
<i>New units for self-employed workers</i>	133		

Note: Model assumes that there are 1.8 workers per household, except for seasonal (2.5), and workers hold 1.2 jobs.

Source: BBC Research & Consulting.

RHNA

The Regional Housing Need allocated to unincorporated Mono County for the period of December 31, 2018 through August 15, 2027 is shown in Table 25. The income groups are defined as follows:

Very Low Income	0-50% of the area's median income (AMI)
Low Income	51-80% of AMI
Moderate Income	81-120% of AMI
Above Moderate Income	Over 120% of AMI

The median income for a 4-person household in Mono County in 2018 was \$81,200 (HCD, 2018 state income limits). Income limits are adjusted depending on the number of people in the household. The median household income in 2010, regardless of household size, was \$61,868.

Table 25: Regional Housing Needs, Unincorporated Mono County, 2019-2027		
Income Group	Number	Percent
Very Low	13 units	15.3%
Low	16 units	18.8%
Moderate	21 units	24.7%
Above Moderate	35 units	41.2%
Total	85 units	100.0%

Source: HCD

In the past, Mono County allocated its overall regional housing needs to communities in the unincorporated area based on the percentage of the population in each community area. Due to concerns in some communities over the arbitrary nature of such an allocation, the County has decided to no longer allocate its regional housing needs to community areas. To address concerns over community specific needs, the County relies on area plan policies and a location-based site inventory analysis.

Table 25 shows the number of housing units by income group permitted in the unincorporated portion of Mono County between January 2014 and December 2018, based on project valuation.

Table 26: Units Constructed or Approved, Unincorporated Mono County, 2014-2018		
Income Group	# of Units Permitted	5th Cycle RHNA
Very Low	0	11
Low	19	7
Moderate	52	9
Above Moderate	51	19
Total	122	46

Source: California Department of Housing and Community Development - Division of Housing Policy Development, Raw Annual Progress Report Data; Mono County Community Development Department.

Table 27: Projected Creation of Units to Meet 6th Cycle RHNA, by type			
Income Level	New Construction	Rehabilitation	Conservation/Preservation
Very Low	11	2	0
Low	13	3	0
Moderate	21	0	0
Above Moderate	35	0	0

The county averages approximately one conversion/rehabilitation every two years, typically in the form of a garage conversion. The remaining RHNA numbers are projected to be met through the construction of new units. The County does not have a historical preservation district, funding source, or regulatory mechanism to preserve or conserve units. No units are at risk from converting from affordable to market rate (*Source: HCD*).

Buildout

Buildout calculations can provide an idea of the amount of residential land remaining in the County and, more specifically, how much potential remains in each land use designation. Buildout numbers are intended to provide a “ceiling” for development as land is currently constituted and does not attempt to project development. In reality, development on individual parcels rarely approaches maximum potential (particularly for multi-family land uses) and therefore numbers should be viewed as a maximum bound. Calculations are based on the following assumptions:

1. Potential is based on the current configurations of individual parcels. The possibility for subdivisions, lot line adjustments, and lot mergers were not considered. Each parcel is analyzed in a vacuum, regardless of surrounding lots.
2. Theoretical potential is then reduced by considering the following constraints:
 - a. Limitations due to hazards, including avalanche danger. Areas are determined based on County hazard maps, which indicate conditional development zones.
 - b. Limitations based on water and sewer services;
 - c. Limitations on agricultural development based on area plan policies; and
 - d. Development credits for agriculture parcel.
3. Physical constraints, including steep slopes, streams, and outcroppings are not considered.
4. Infill potential on currently built-on parcels is only factored in for the following commercial areas on multi-family, mixed-use, and commercial lots: June Lake, Lee Vining, and Bridgeport. A parcel located in these locations is deemed to have potential if existing development is below 50% of maximum potential;
5. For land use designations allowing both residential and commercial development, buildout for the purpose of the Housing Element assumes only residential development will occur.
6. Accessory dwelling units were not factored into buildout potential.

7. Buildout does not consider time. Particular land use designations and communities have faster rates of growth, but buildout is considered on an infinite timeline based on the current configuration of land.

Table 28: Buildout Calculations by Land Use Designation			
LUD	Acres	Unit Potential	% of Total Unit Potential
Agriculture (AG)	77,174	4,887	32.8%
Commercial (C)	123	1,089	7.3%
Commercial Lodging (CL)	20	210	1.4%
Estate Residential (ER)	4,324	1,246	8.4%
Industrial/Industrial Park (I/IP)	63	50	0.3%
Multi-Family Residential (MFR)	50	523	3.5%
Public Facilities (PF)	6	6	0.04%
Mixed Use (MU)	302	1,389	9.3%
Resource Management (RM)	31,469	723	4.9%
Rural Mobile Home (RMH)	432	384	2.6%
Rural Residential (RR)	4,021	484	3.3%
Rural Resort (RU)	344	70	0.5%
Scenic Area Agriculture (SAA)	3	10	0.1%
Service Commercial (SC)	4	17	0.1%
Single-Family Residential (SFR)	981	2,524	17.0%
Specific Plan (SP)	598	1,268	8.5%
Total Buildout	119,914	14,880	100%

According to 2015 American Community Survey data, there are currently 4,260 units in the unincorporated county, representing 29% of full buildout. The largest share of potential lies on agriculture lands, but development on these parcels is likely to be insignificant as shown by historical patterns and is discouraged by General Plan policies. Most development will likely occur on single-family residential and estate residential parcels, continuing the trend of detached products in the County. Approximately 92% of units in the County are single-family detached homes.

Multi-family residential (MFR) lots often provide the greatest opportunity for high density development and nearly half of the MFR parcels in the County are undeveloped. However, just one of these lots exceeds one acre in size. Multi-family development will need to occur through smaller complexes or specific plans.

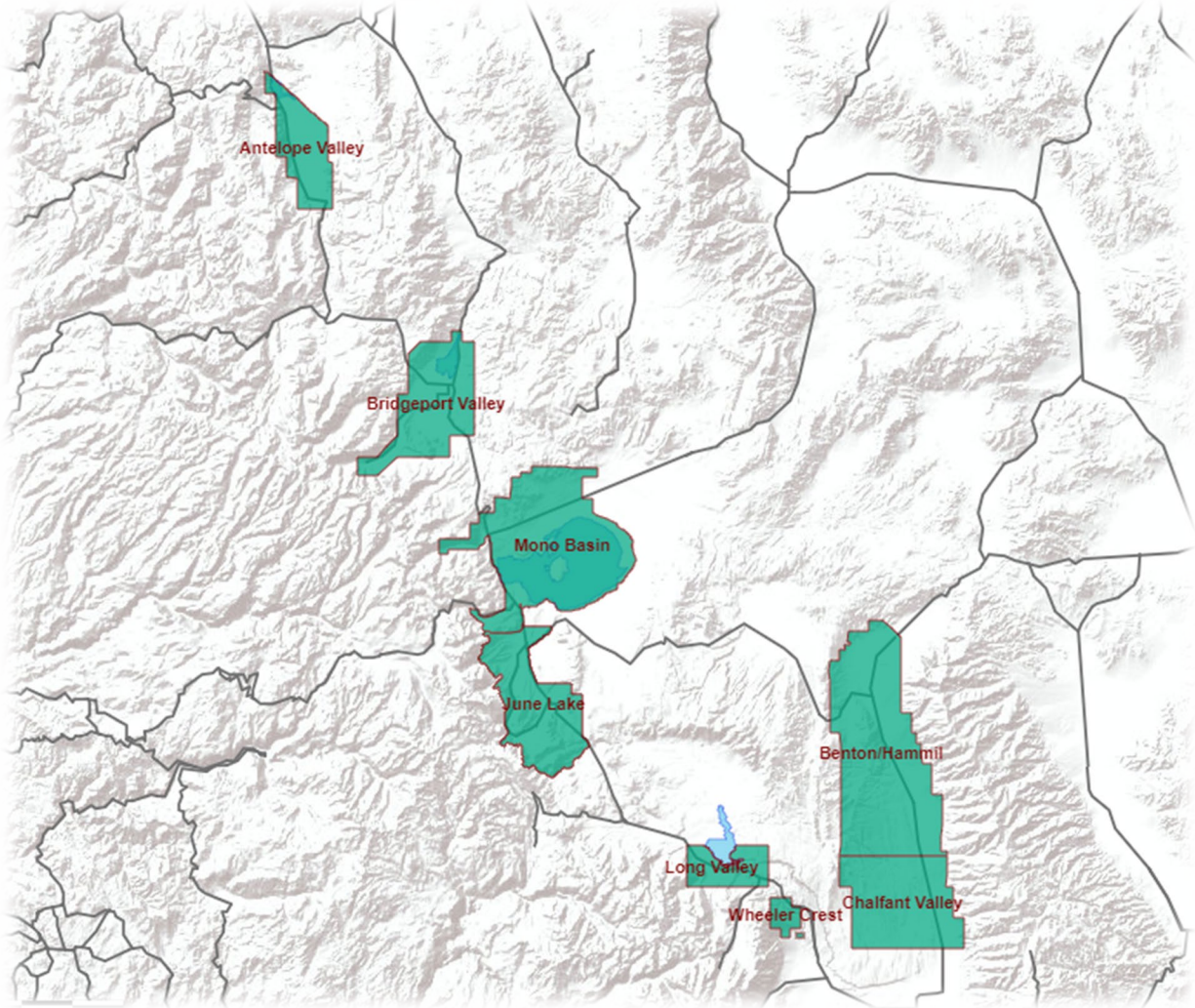
An analysis of buildout broken down by community is presented in the next section.

Community Profiles

The Housing Element divides the County into seven major planning areas:

1. Antelope Valley
2. Bridgeport Valley
3. Mono Basin (Lee Vining and Mono City)
4. June Lake
5. Long Valley (Crowley Lake, Sunny Slopes, Aspen Springs, McGee Creek)
6. Wheeler Crest (Swall Meadows and Paradise)
7. Tri-Valley (Benton, Hammil, and Chalfant Valleys)

The seven planning areas represent over 90% of the County's unincorporated population. Each area has a unique set of housing challenges and is represented by their own Regional Planning Advisory Committee (RPAC). The following section profiles each area, including buildout data, relevant characteristics, opportunity sites, and challenges and constraints.



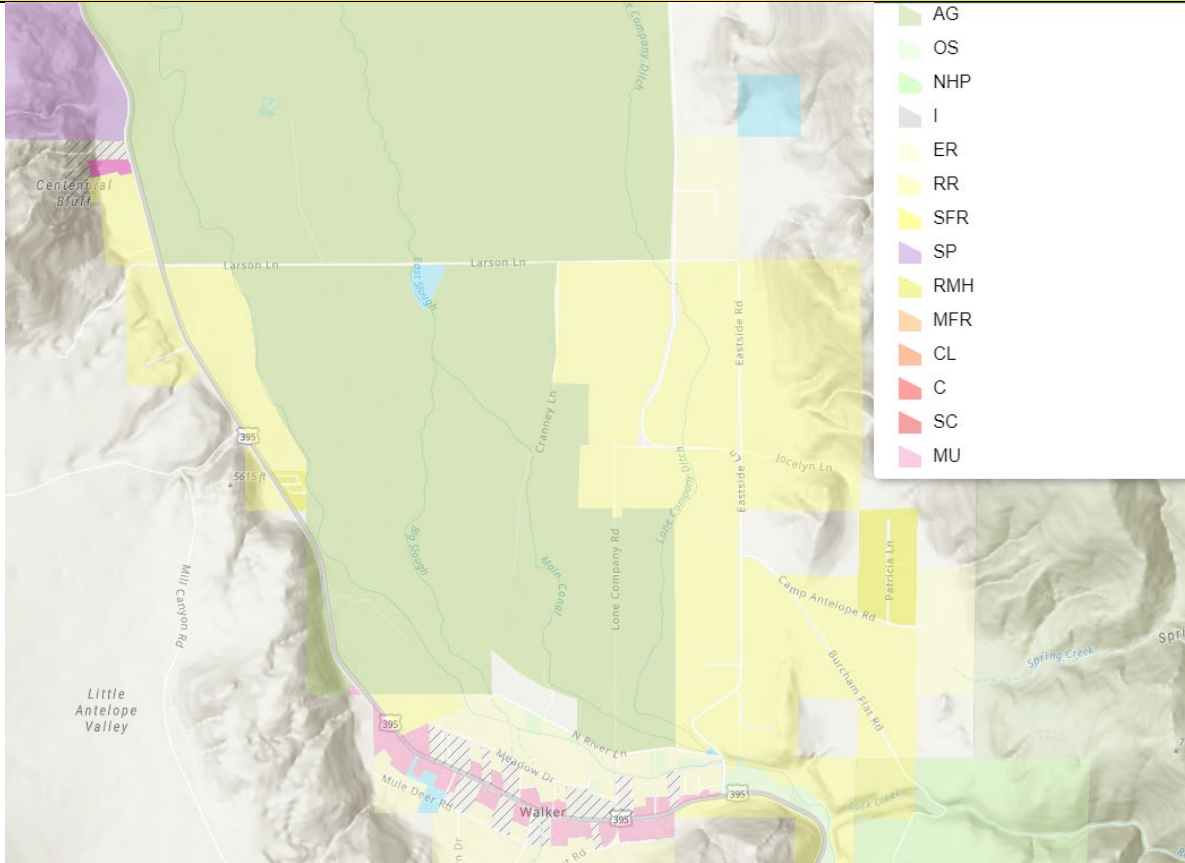
Mono County planning area



Quick Facts ¹	Antelope Valley Buildout Potential		
Communities: Walker (pop. 721) Coleville (pop. 495) Topaz (pop. 50) Housing Units: 842 Percentage of housing stock in poor condition is highest in County (12.6%) High percentage of year-round occupancy (90%) Approximately 1/4 of residences are manufactured homes	Land Use Designation	Acres	Unit Potential
	AG	15,047	1,470
	ER	411	312
	MU	208	189
	RM	467	10
	RMH	69	23
	RR	1,859	392
	SAA	3	4
	RU	4	17
	Total	18,091	2,402
Buildout Potential Remaining: 64.9%			

¹ 2017 Mono County Housing Needs Assessment

Background



Land use designations near Walker

Antelope Valley is in the northernmost section of Mono County and includes the communities of Walker, Coleville, and Topaz. The region is characterized by its strong agricultural values and large rural lots. Most of the remaining housing potential is on rural residential (RR), estate residential (ER), and agriculture (AG) parcels. Several mixed-use parcels along Highway 395 through Walker contain development potential.

Antelope Valley does not share many of the same issues faced by other communities in the County. Over 90% of residences are occupied year-round and the housing shortage is considered minor.

A focus for Antelope Valley should be improving existing stock. Nearly 13% of housing stock in the area is considered poor, the highest rate in the County. Weatherization and rehabilitation programs would be most beneficial for residents.

Renters looking to own property in the region also reported a strong desire to maintain the first-time homebuyer assistance program.

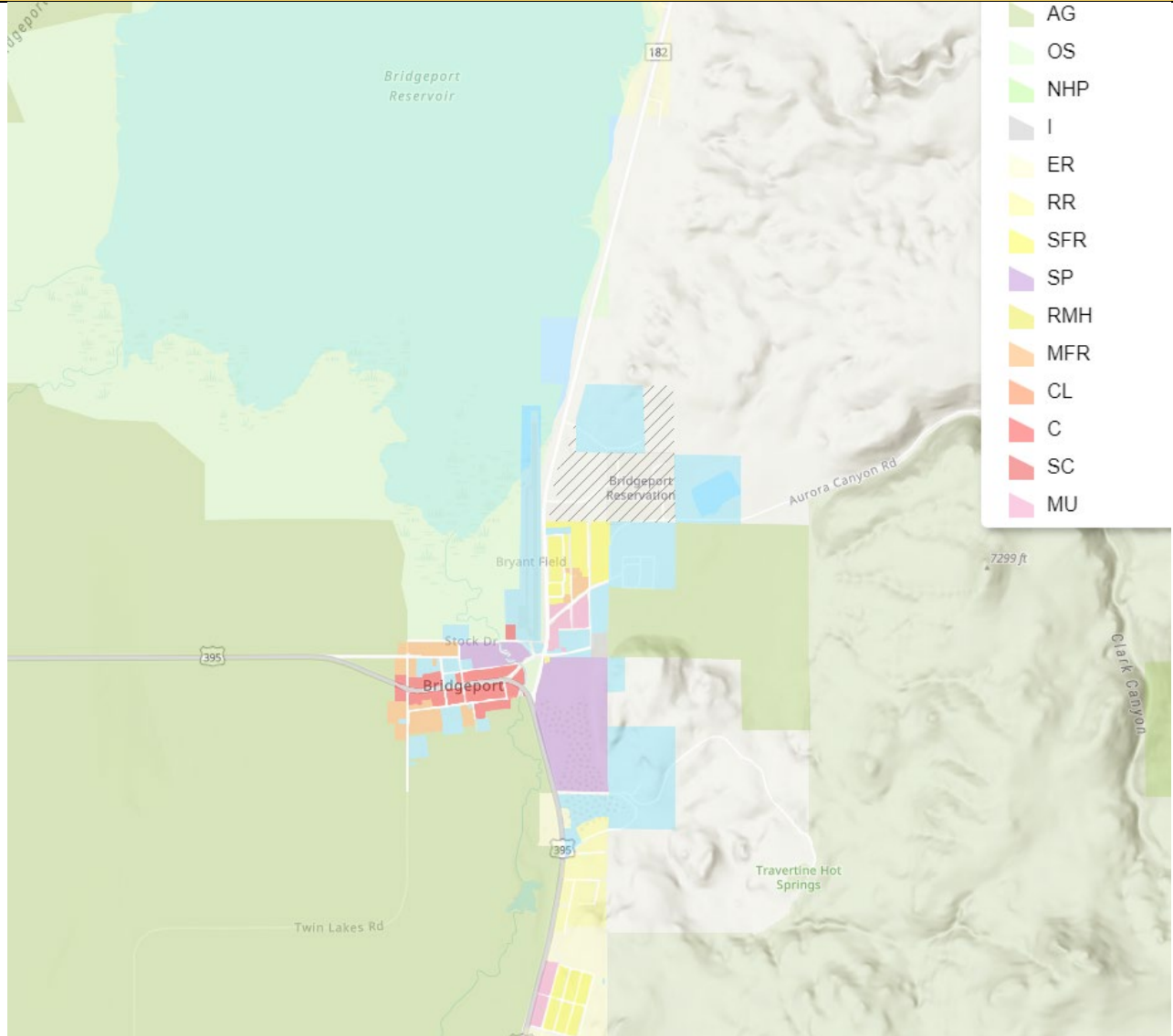
Growth in Antelope Valley is projected to remain incremental. The County has not identified sites for larger projects as development is expected to occur mainly in the form of single-family residences on rural lots. Manufactured homes are likely to remain a popular avenue for residents looking to reduce costs over traditional stick-built housing.



Quick Facts ²	Bridgeport Valley Buildout Potential		
Population: 575 Housing Units: 333 Stagnant growth (current population equal to 1980 census) Oldest housing stock in County (64% at least 40 years old)	Land Use Designation	Acres	Unit Potential
	AG	24,270	936
	C	27	266
	ER	285	278
	I/IP	25	10
	MFR	28	306
	MU	40	583
	RM	399	16
	RR	35	35
	RU	119	26
	SFR	129	535
	Total	25,350	2,991
	Buildout Potential Remaining: 88.9%		

² 2017 Mono County Housing Needs Assessment

Background



Land Use Designations in the Bridgeport Valley

The Bridgeport Valley consists of the Bridgeport townsite and surrounding agriculture parcels of the valley. Growth has been static for the past four decades – the population was 575 in 1980, 576 in 1990, and 575 in 2010. The result is an aging housing stock, with nearly two-thirds of units built more than forty years ago.

There are several key sites available within the core of Bridgeport offering both vacant and redevelopment opportunities. Commercial and multi-family zones along Main Street allow for high density development. With a number of suitable locations available, the main barrier is economic viability. The cost of construction for residential units in Mono County exceeds \$300 per square foot, and it is challenging for developers to get a good return on investment. Water quality due to the presence of arsenic may also be an issue for some lots.

Key Sites

Buster’s Market (Redevelopment)

APN: 008-092-003, 008-092-006,

008-092-009

Acres: 1.77

Unit Potential: 23

LUD: Commercial, Multi-Family Low

Income Level: Moderate

Potential for redevelopment of the former Buster’s Market, an existing vacant building. Property consists of three parcels – two commercial lots and one multi-family low (MFR-L). Site is located along main street at the northern end of the Bridgeport core. The County will consider re-zoning to MFR-H to accommodate more density.



424 Main Street

APN: 008-093-026

Acres: 0.22

Unit Potential: 3

LUD: Commercial

Income Level: Moderate

Adjacent to the vacant “Buster’s Market” property, this commercial parcel could provide site for a small multi-family or mixed-use development along main street. No infrastructure improvements required.



175 Main Street (Underdeveloped)

APN: 008-141-004

Acres: 0.94

Unit Potential: 14

LUD: Commercial

Income Level: Low, Moderate

Property is a candidate for infill or redevelopment. Parcel is in the Bridgeport core and has access from Main Street (Highway 395) and Kingsley Street. No infrastructure improvements required.

**Alpine Vista Estates**

Acres: 3.1



Unit Potential: 12

LUD: SFR

Income Level: Moderate

Subdivision of single-family lots located along Highway 182. Agreement is in place to improve roads for subdivision. Project on hold until market conditions improve.



<p>186 Milk Ranch Rd</p> <p>APN: 008-080-011</p> <p>Acres: 74.3</p> <p>LUD: Estate Residential, Specific Plan</p> <p>Income Level: Moderate</p> <p>Large parcel located east of the Bridgeport townsite. Main constraints are water quality environmental impacts due to the presence of alkali flats and wetlands.</p>	
<p>BLM Land Exchange</p> <p>APN: 008-030-014</p> <p>Acres: 163.2</p> <p>LUD: Resource Management</p> <p>Income Level: Moderate</p> <p>Large flat parcel located north of the Bridgeport townsite along Highway 182. Lot is owned by BLM and could be a candidate for a land exchange proposal.</p>	



Quick Facts ³	Mono Basin Buildout Potential		
Communities: Lee Vining (pop. 222) Mono City (pop. 172) Total Population: 394 Older housing stock: 47% over 30 years old Large household size: 2.61 (County average: 2.40) High percentage of Hispanics: 31.5% (County average: 16.5%)	Land Use Designation	Acres	Unit Potential
	AG	293	96
	C	27	127
	ER	400	24
	I	5	5
	RM	10,440	232
	RR	318	22
	SAA	3	4
	SC	4	17
	SFR	167	188
	Tioga Inn Specific Plan	57	100
	Total	11,660	815
	Buildout Potential Remaining: 77.2%		

³ 2017 Mono County Housing Needs Assessment, 2010 Census

Background

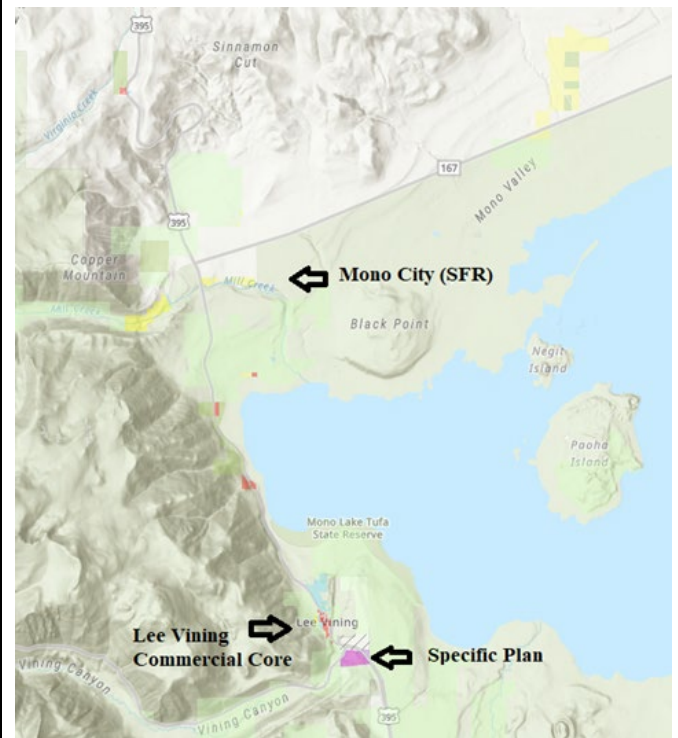
The Mono Basin planning area encompasses the communities of Lee Vining, Mono City, and the surrounding large rural parcels of the basin. Lee Vining, which serves as the gateway to Yosemite National Park, primarily consists of commercial parcels along the Highway 395 corridor, with small pockets of single family residential located away from main street. Vacant land suitable for residential development is sparse within Lee Vining, with most potential being through redevelopment. Maintenance yards located on the north end of the community are a possible candidate for residential redevelopment, but complexities related to the parcel make immediate plans unlikely. The largest and most realistic concentrated potential lies to the south of Lee Vining within the Tioga Inn Specific Plan, located at the junction of Highway 120 and Highway 395. The Specific Plan allows for development of 100 residential units under the proposed 2019 amendment. Utilities within the Lee Vining area, including water, power and, sewer, may have adequate capacity at full buildout (further analysis required).

Most of the remaining existing residential units are single family residential units located on the north end of Mono Lake in the community of Mono City. The rest of the basin is comprised of large lots – mainly rural residential (RR), estate residential (ER), and resource management (RM). A portion of the rural area falls under the Mono Basin National Forest Scenic Area Private Property Development Guidelines, which limits construction of larger projects. Parcels in Mono Basin outside of the Lee Vining area require individual water and sewer systems.

Demographically, Mono Basin stands out for its high percentage of children and large household sizes. The area has the second lowest median age in county (30) and approximately 2 in 5 residents live with roommates. Median household income is slightly above County average but is partly influenced by households having a higher than average number of earners.

The area also has a high percentage of older units, with 47% built more than 30 years ago. Despite the large number of older units, housing stock is in good condition with less than 5% reported as being in poor condition (needing significant repair). The most common identified need to improve existing stock was funds for weatherization and energy efficiency (45% of responders).

To help aid in providing long-term housing to the local workforce, non-owner-occupied short-term rentals are prohibited in the Mono City.



Key Sites

Tioga Inn Specific Plan

APN: 021-080-025

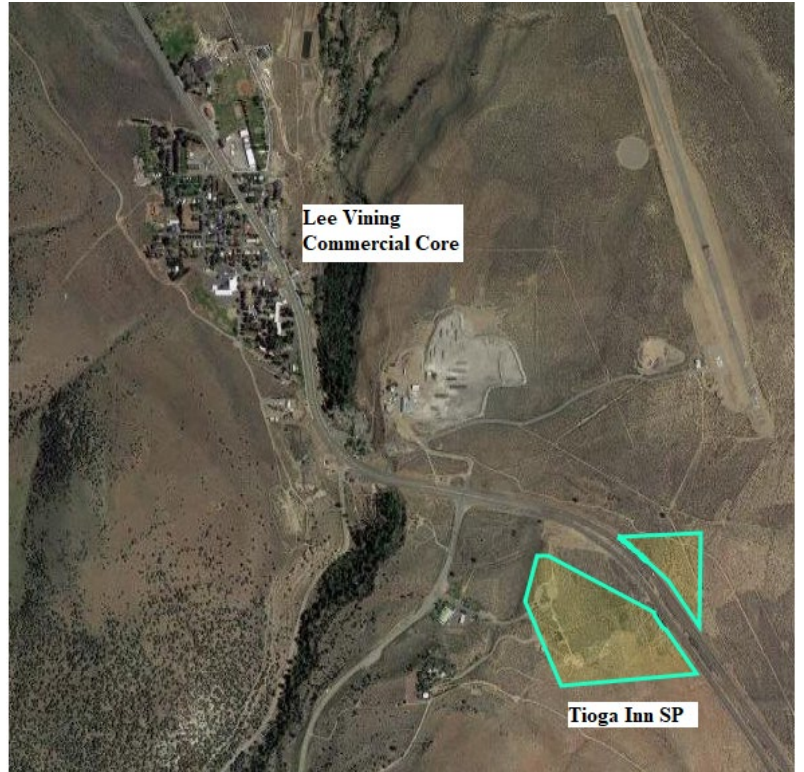
Acres: 32.1

Unit Potential: 100

Income Level: Moderate

A 2019 Specific Plan Amendment is expected to allow for up to 150 additional workforce housing bedrooms, or approximately 100 units. The proposed workforce housing area is located along the southern property boundary, directly south of the promontory restaurant.

Impacts and constraints will be analyzed as part of Tioga Inn Specific Plan Amendment #3.





Quick Facts ⁴	June Lake Buildout Potential				
Population: 631 Housing Units: 869 Approximately 3/4 of units are not permanently occupied Nearly 1/4 of units are multi-family, the highest percentage in the County High percentage of renter-occupied units (48% among permanently occupied units)	Land Use Designation		Acres	Unit Potential	
	C		18	180	
	CL		20	210	
	ER		8	3	
	MFR		18	165	
	MU		11	131	
	SFR		166	710	
	Specific Plan	Rodeo Grounds			789
		Highlands I			3
		Highlands II			153
Total		563	2,518		
Buildout Potential Remaining: 65.5%					

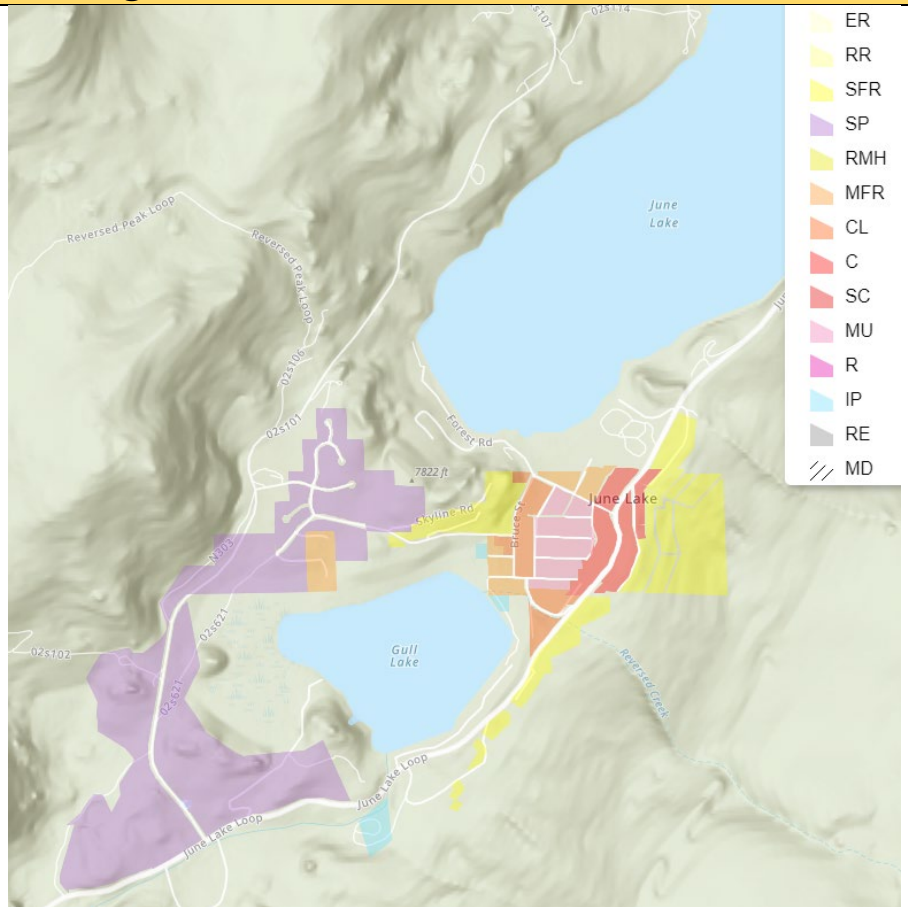
⁴ 2017 Mono County Housing Needs Assessment, 2013 June Lake Area Plan – Housing Section

June Lake’s housing landscape provides a great deal of variety. A mix of multi-family and single-family land uses dispersed throughout the community provides the opportunity to serve a diverse population. Much of the buildout potential remains in specific plans, particularly the Rodeo Grounds Specific Plan located across from June Mountain.

June Lake’s housing stock is a combination of older and newer units. Over half of the stock has been constructed since 1990, a ratio higher than County average, but over 14 percent of units were built more than fifty years ago, the second highest percentage of all the County’s planning areas (Bridgeport is at 20 percent).

Perhaps the defining characteristic of housing in June Lake is the low percentage of permanently occupied units. Nearly three out of four units are not permanently occupied, typically being used as second homes or short-term rentals. The community has developed stringent, neighborhood-specific short-term rental policies, which may help increase the number of long-term housing opportunities.

Key development challenges include avalanche hazard, difficult lot configurations, and environmental constraints. Many of the lots located east of Highway 158 are limited due to being in conditional development zones that present avalanche danger. Single family residences may be constructed in these zones at the risk of the owner, but the infrastructure does not exist to support access and development. Other lots in the community are challenging to build on due to a number of factors, including lot narrowness, stream setbacks, topography, and the inability to meet snow storage requirements.



June Lake Land Use Designations, community core



June Lake Land Use Designations, down canyon

Key Sites

Rodeo Grounds Specific Plan

APN: 015-010-065

Acres: 81.5

Unit Potential: 789

Income Level: Low, Moderate, Above Moderate

Proposed Specific Plan included three elements: resort services, market-rate housing, and affordable housing. Specific Plan still requires approval prior to development.



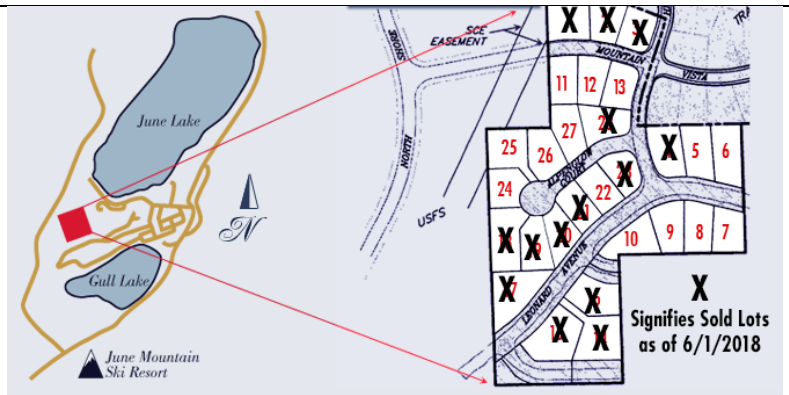
Highlands Specific Plan

Acres: 21.2

Unit Potential: 153 (39 SFR, 114 MFR)

Income Level: Moderate, Above Moderate

The Highlands Specific Plan allows for up to 39 single-family residential units (16 constructed as of January 2019) and 114 multi-family residential units.



Northshore Drive ER/SP

APN: 015-300-005

Acres: 14.1

Income Level: Moderate, Above Moderate

Multiple-owner parcel designated as Estate Residential/Specific Plan. Possible location of future planned development.



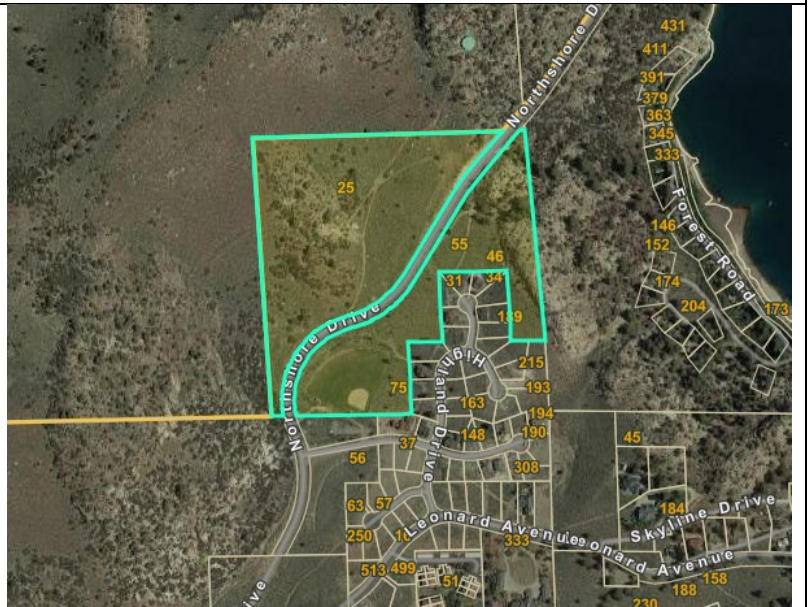
25 Mountain Vista Drive

APN: 015-010-055

Acres: 30.2

Income Level: Moderate, Above Moderate

Property is owned by Inyo National Forest. A land exchange could provide an appropriate site for affordable housing adjacent to the existing Highlands Specific Plan.

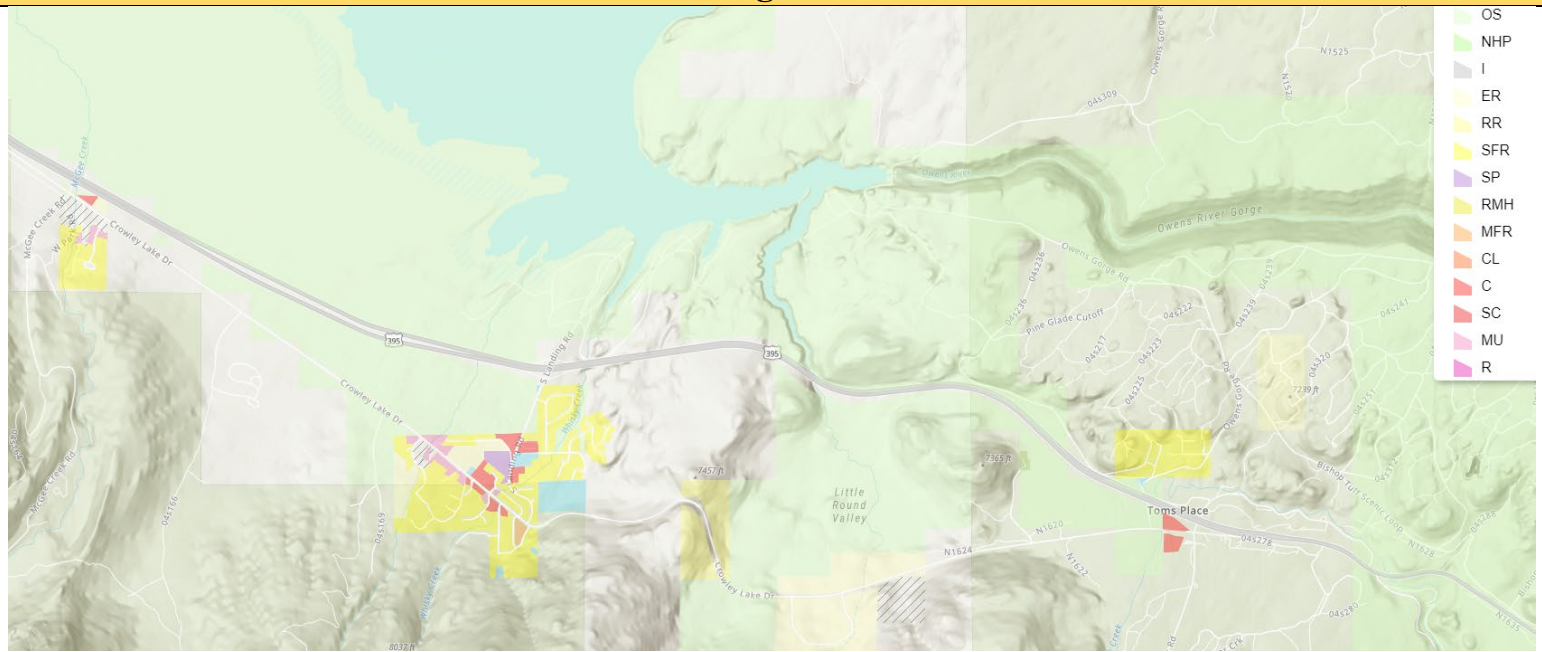




Quick Facts ⁵	Long Valley Buildout Potential		
Communities:	Land Use Designation	Acres	Unit Potential
Crowley Lake (pop: 880)	C	35	497
Sunny Slopes (pop: 182)	ER	422	212
Aspen Springs (pop: 65)	MFR	4	52
McGee Creek (pop: 41)	MU	33	478
Housing Units: 658	PF	3	2
Approximately 4/5 of units are owner occupied	RM	59	1
Highest average household income in County	RR	71	8
Less than 1% of units are in poor condition	SFR	338	770
	Total	965	1,968
	Buildout Potential Remaining: 66.6%		

⁵ 2010 US Census, 2017 Mono County Housing Needs Assessment

Background



Long Valley Land Use Designations

The Long Valley Planning Area consists of the communities of Crowley Lake, Sunny Slopes, Aspen Springs, and McGee Creek. As the nearest communities to Mammoth Lakes, they are heavily influenced by the County's economic center. Long Valley residents have the highest average household income in the County and the majority of the area's workforce commutes to Mammoth Lakes.

The area features mostly single-family units and nearly 80 percent of residences are permanently occupied. Non-owner-occupied short term rentals are prohibited. Long Valley's housing stock is of good quality, with less than one percent of units reported as being in poor condition.

Long Valley's outlook will be heavily tied to housing trends in the Town of Mammoth Lakes. There is currently limited land for the affordable, higher density development in high demand in Town. Pressures from Mammoth Lakes may lead to increased demand for community housing sites in the area.

Key Sites

School District Parcel

APN: 060-110-014

Acres: 25.9

LUD: Public Facility

Income Level: Moderate

Parcel owned by the Mammoth Unified School District. Potential site for housing school district employees.



Crowley Lake RM

APN: 060-220-008

Acres: 59.4

LUD: Resource Management

Income Level: Moderate

Expired tract map for single-family residential with future potential for specific plan development due to size and location. Steep slopes on property. Could provide mix of housing types.



379 South Landing Road

APN: 060-210-031

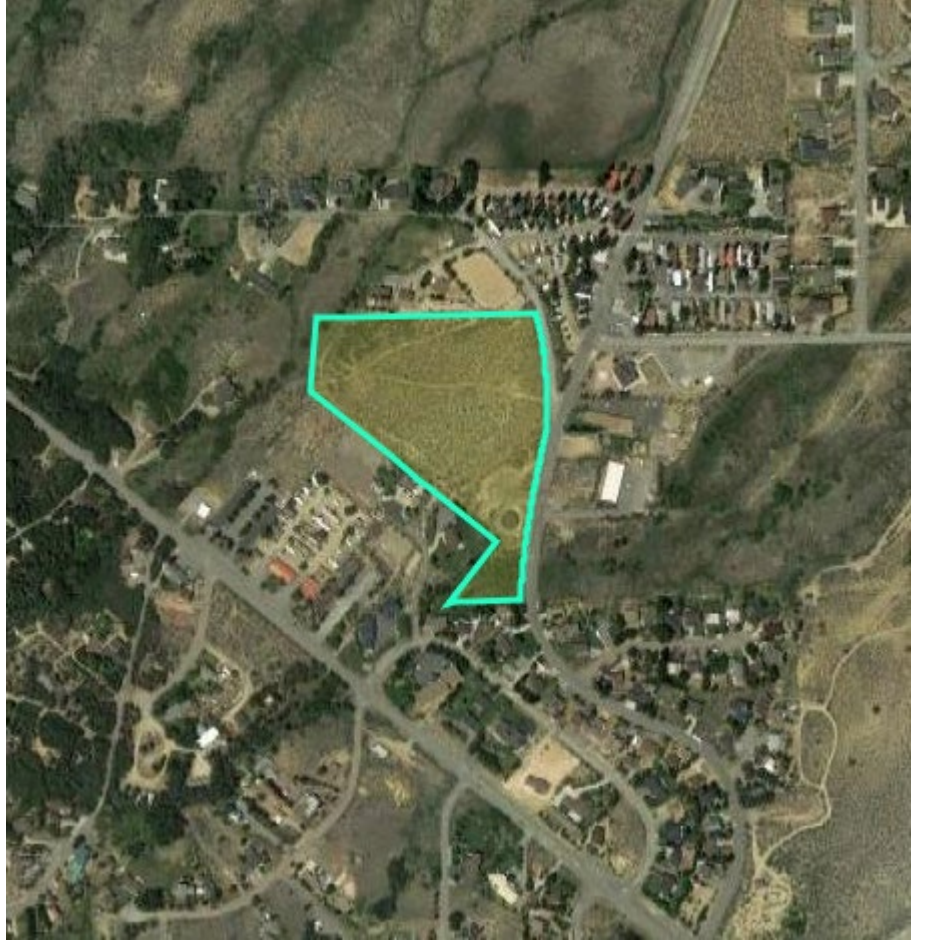
Acres: 9.0

Unit Potential: 53

LUD: Commercial, Specific Plan

Income Level: Moderate

Under the now-expired Crowley Estates Specific Plan, the property offers an opportunity for a mix of housing in the center of the Crowley Lake community. Infrastructure constraints are the largest concern for potential development, particularly water. Currently capacity does not exist to serve a higher density development, including the need for fire-related services.

**Aspen Springs ER**

APN: 062-040-019

Acres: 37.6

Unit Potential: 20-30

LUD: Estate Residential

Income Level: Moderate

Large Estate Residential parcel in Aspen Springs. Parcel could be a candidate for specific plan development. Possible constraints include steep slopes, water service, and riparian area on the east side of the property.



Aspen Springs Mixed Use

APN: 062-040-010

Acres: 36.0

LUD: Mixed Designation

Income Level: Moderate

Candidate for mixed development in Aspen Springs, including housing. Constraints include water service and potential steep slopes on the east side of the property.



Sunny Slopes SFR

APN: 062-060-001, 062-070-010

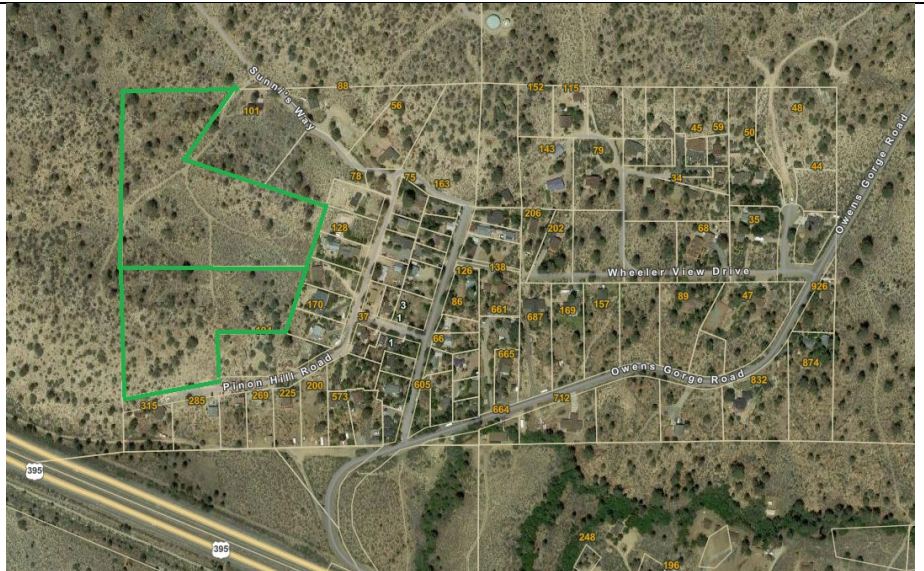
Acres: 12.8

Unit Potential: 11

LUD: Single-Family Residential

Income Level: Moderate

Two adjacent single-family residential (SFR) parcels in Sunny Slopes, totaling just shy of 13 acres. Access would likely require agreement from Inyo National Forest.





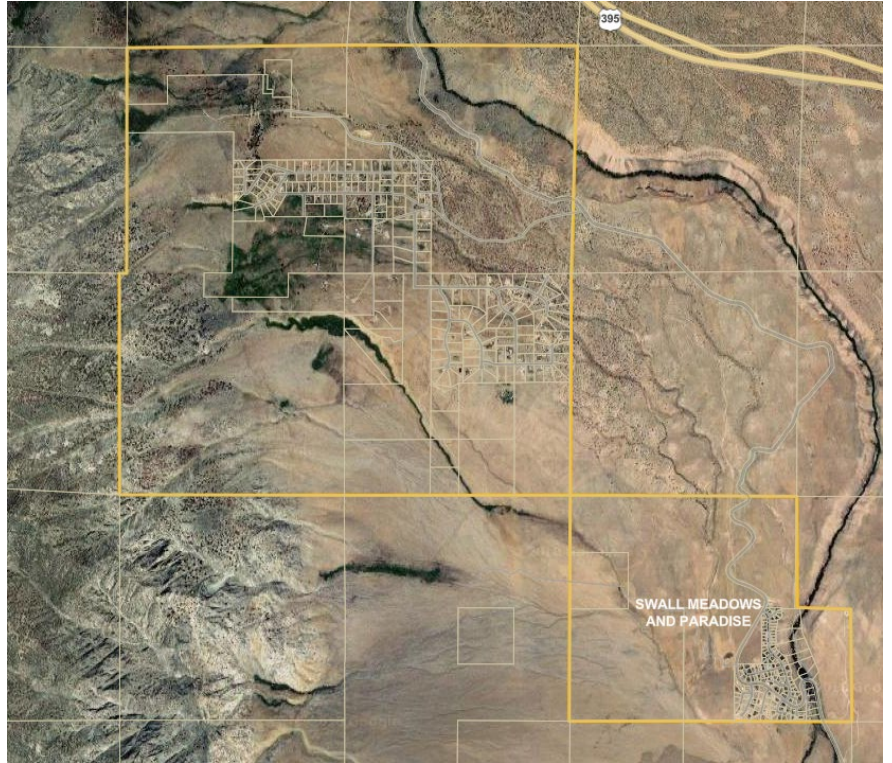
Quick Facts ⁶	Wheeler Crest Buildout Potential		
Communities: Swall Meadows (pop: 220) Paradise (pop: 155) Housing Units: 216 Lowest average household size (2.13) and highest median age in County (53.4) Highest percentage of owner-occupied units in County (93.8%)	Land Use Designation	Acres	Unit Potential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

⁶ 2010 US Census

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.





Tri-Valley Community Profile

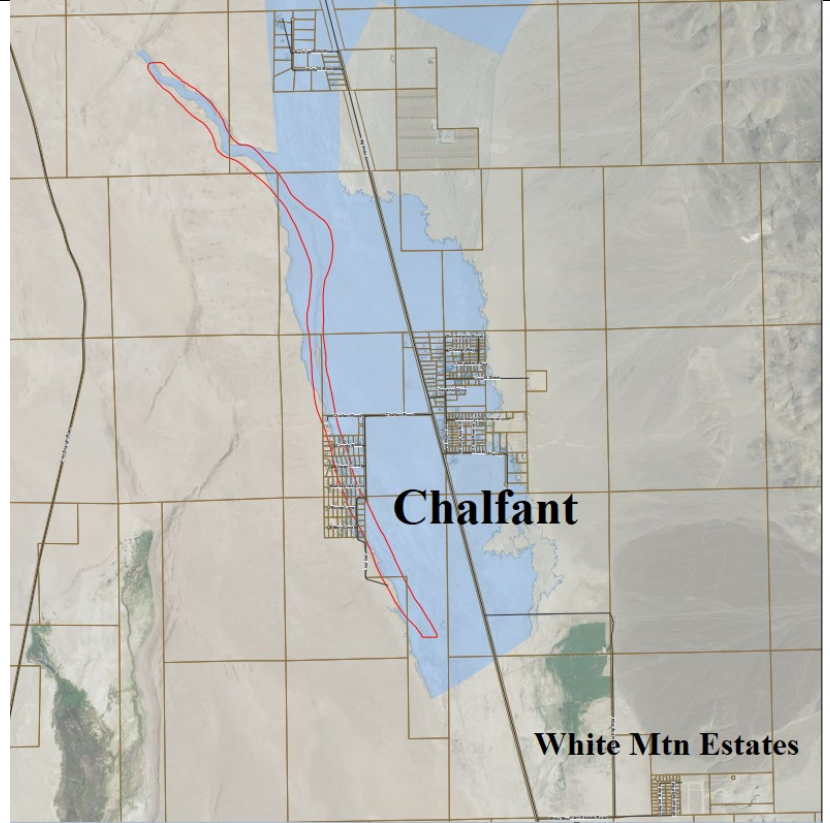
Quick Facts ⁷	Tri-Valley Buildout Potential		
Communities: Benton (pop: 280) Chalfant (pop: 651) Housing Units: 460 Lowest median income in County Approximately half of units are manufactured homes Flood plain restricts development	Land Use Designation	Acres	Unit Potential
	AG	5,360	1,567
	C	23	19
	ER	849	387
	MU	10	8
	RM	3	2
	RMH	363	361
	RR	1,386	508
	Total	8,386	2,635
Buildout Potential Remaining: 82.6%			

⁷ 2010 US Census

Background

The Tri-Valley area covers the Benton, Hammil, and Chalfant Valleys located along the Highway 6 corridor. The planning area consists primarily of large agriculture and rural residential parcels. A significant number of lots are designated Rural Mobile Home (RMH) and approximately half of all units in the Tri-Valley are manufactured homes. As the planning area with the lowest median income, the Tri-Valley will continue to rely on mobile home development as an affordable means to housing. Having the lowest snow load standards in the County allows for more flexibility in cost-effective builds.

The primary constraint in the area is the vast FEMA floodplain. The floodplain mainly covers agriculture designations, but also restricts and makes development costlier on some rural residential lots.



Chalfant flood plain map

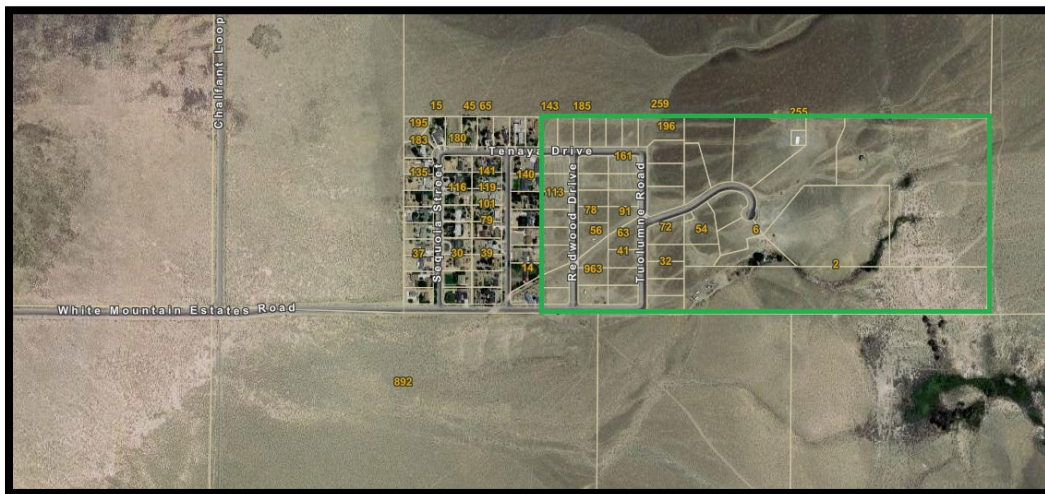
Key Sites

White Mountain Estates Specific Plan

Acres: 70.4

Unit Potential: 46

Adopted specific plan that allows up to 46 single-family residences.



Site Inventory

Identified Parcels

In addition to the key sites identified in the community profiles section, there exists a number of locations suitable for housing that meets the Regional Housing Needs Allocation. Typically, housing that fits the need for a variety of income levels is met through land use designations that allow for high density. These land use designations include Multi-Family Residential (Low, Moderate, and High; MFR-L, MFR-M, MFR-H), Commercial, and Mixed Use (MU). The undeveloped parcels within these land use designations that have the potential for at least two units and are located within areas of need are listed in the tables on the following page. All identified sites are vacant and have the capacity for water, sewer, and dry utilities (electricity, internet, etc.).

Site analysis includes the following assumptions:

1. Potential is based on the current configurations of individual parcels. The possibility for subdivisions, lot line adjustments, and lot mergers were not considered. Each parcel is analyzed in a vacuum, regardless of surrounding lots.
2. For land use designations allowing both residential and commercial development, potential assumes only residential development will occur.
3. Potential reflects reductions based on the following physical constraints:
 - a. Limitations due to hazards, including avalanche danger. Areas are determined based on County hazard maps, which indicate conditional development zones.
 - b. Steep slopes and large rock outcroppings.
 - c. Streams, including a 30 foot setback from top of bank.
4. Analysis typically completed during CEQA review, including impacts to biological and visual resources, were not considered when calculating potential.
5. All parcels identified for low income development are between 0.5 acres and 10 acres. Justification is required if parcels identified for low income fall outside those boundaries. The identified sites provide enough capacity for all income levels as identified in the RHNA.

Table 29: Identified Vacant Sites in Bridgeport Suitable for High Density Development				
Parcel APN	LUD	Acres	Unit Potential	Income Level
809100700	MFR-L	0.61	8	Low/Very Low
809103400	MFR-L	0.18	3	Moderate/Above Moderate
809103900	MFR-L	0.18	3	Moderate/Above Moderate
113010030	MU	0.55	6	Low/Very Low
113010040	MU	0.55	6	Low/Very Low
112910060	MU	0.83	8	Low/Very Low
813201100	MFR-L	0.34	8	Moderate/Above Moderate
814101100	C	0.17	2	Moderate/Above Moderate
813203800	C	0.17	2	Moderate/Above Moderate
813303400	MFR-L	1.03	12	Low/Very Low
810201100	C	0.26	3	Moderate/Above Moderate
809303100	MFR-L	0.26	3	Moderate/Above Moderate
821100800	MU	0.24	3	Moderate/Above Moderate
821100100	MU	0.36	4	Moderate/Above Moderate
822003200	MFR-M	0.25	3	Moderate/Above Moderate
821301400	MU	0.31	4	Moderate/Above Moderate
809102400	MFR-L	0.18	3	Moderate/Above Moderate
809103200	MFR-L	0.19	3	Moderate/Above Moderate
809104300	MFR-L	0.31	3	Moderate/Above Moderate
809104100	MFR-L	0.18	3	Moderate/Above Moderate
821301000	MU	0.18	3	Moderate/Above Moderate
807003500	MU	0.23	3	Moderate/Above Moderate
809103500	MFR-L	0.33	3	Moderate/Above Moderate
113010020	MU	0.55	7	Low/Very Low
113010050	MU	0.55	7	Low/Very Low
813303200	MFR-L	0.66	6	Low/Very Low
813303900	MFR-L	0.48	5	Moderate/Above Moderate
813302700	MFR-L	0.84	8	Low/Very Low
814100800	C	0.21	3	Moderate/Above Moderate
813401500	C	0.17	2	Moderate/Above Moderate
814202400	C	0.24	3	Moderate/Above Moderate
813203700	C	0.19	2	Moderate/Above Moderate
814202000	C	0.2	2	Moderate/Above Moderate

809200300	C	0.67	6	Low/Very Low
813101200	C	0.45	5	Moderate/Above Moderate
810201300	C	0.23	3	Moderate/Above Moderate
809200700	MFR-L	0.28	3	Moderate/Above Moderate
809302600	C	0.23	2	Moderate/Above Moderate
809200800	MFR-L	0.24	2	Moderate/Above Moderate
821101000	MU	0.29	2	Moderate/Above Moderate
821301200	MU	0.73	7	Low/Very Low
821100200	MU	0.27	3	Moderate/Above Moderate
821100300	MU	0.27	3	Moderate/Above Moderate
821200800	MFR-M	0.24	2	Moderate/Above Moderate
821200700	MFR-M	0.28	2	Moderate/Above Moderate
821000200	MFR-M	0.26	2	Moderate/Above Moderate
821000600	MFR-M	0.41	3	Moderate/Above Moderate
809104600	MFR-L	0.17	2	Moderate/Above Moderate
821100600	MU	0.23	2	Moderate/Above Moderate
TOTAL		17.23	193	193

Table 30: Identified Vacant Sites in June Lake Suitable for High Density Development

Parcel APN	LUD	Acres	Potential Units	Income Level
15104041	MFR-H	0.72	10	Low/Very Low
15104046	MFR-H	0.48	7	Moderate/Above Moderate
15103022	MFR-H	0.43	6	Moderate/Above Moderate
16193025	C	0.37	5	Moderate/Above Moderate
15072017	MU	0.38	5	Moderate/Above Moderate
15104047	MU	0.33	4	Moderate/Above Moderate
15072015	MU	0.24	3	Moderate/Above Moderate
15073026	MFR-H	0.24	3	Moderate/Above Moderate
15072016	MU	0.25	3	Moderate/Above Moderate
15111029	MU	0.23	3	Moderate/Above Moderate
15111027	MU	0.23	3	Moderate/Above Moderate
15111028	MU	0.23	3	Moderate/Above Moderate
15111014	MU	0.11	3	Moderate/Above Moderate
15112017	MU	0.11	3	Moderate/Above Moderate
15112019	MU	0.11	3	Moderate/Above Moderate
15112006	MU	0.11	3	Moderate/Above Moderate
15112011	MU	0.11	3	Moderate/Above Moderate

15103018	MFR-H	0.23	3	Moderate/Above Moderate
15113070	MU	0.23	3	Moderate/Above Moderate
15113042	MU	0.11	3	Moderate/Above Moderate
15086037	C	0.23	3	Moderate/Above Moderate
16217024	MFR-L	0.29	3	Moderate/Above Moderate
16192014	MFR-L	0.18	2	Moderate/Above Moderate
16192013	MFR-L	0.18	2	Moderate/Above Moderate
16217036	MFR-L	0.18	2	Moderate/Above Moderate
16217039	MFR-L	0.17	2	Moderate/Above Moderate
16217033	MFR-L	0.18	2	Moderate/Above Moderate
16217038	MFR-L	0.17	2	Moderate/Above Moderate
16217040	MFR-L	0.17	2	Moderate/Above Moderate
16217027	MFR-L	0.18	2	Moderate/Above Moderate
16217029	MFR-L	0.17	2	Moderate/Above Moderate
16217032	MFR-L	0.18	2	Moderate/Above Moderate
16217031	MFR-L	0.18	2	Moderate/Above Moderate
16217028	MFR-L	0.18	2	Moderate/Above Moderate
16216030	MFR-L	0.25	2	Moderate/Above Moderate
16217030	MFR-L	0.18	2	Moderate/Above Moderate
15086018	C	0.17	2	Moderate/Above Moderate
15075016	C	0.18	2	Moderate/Above Moderate
15113014	C	0.17	2	Moderate/Above Moderate
15113054	C	0.15	2	Moderate/Above Moderate
16217034	MFR-L	0.19	2	Moderate/Above Moderate
TOTAL		9.18	123	

Figure 5: MFR parcels with Development Potential in Bridgeport

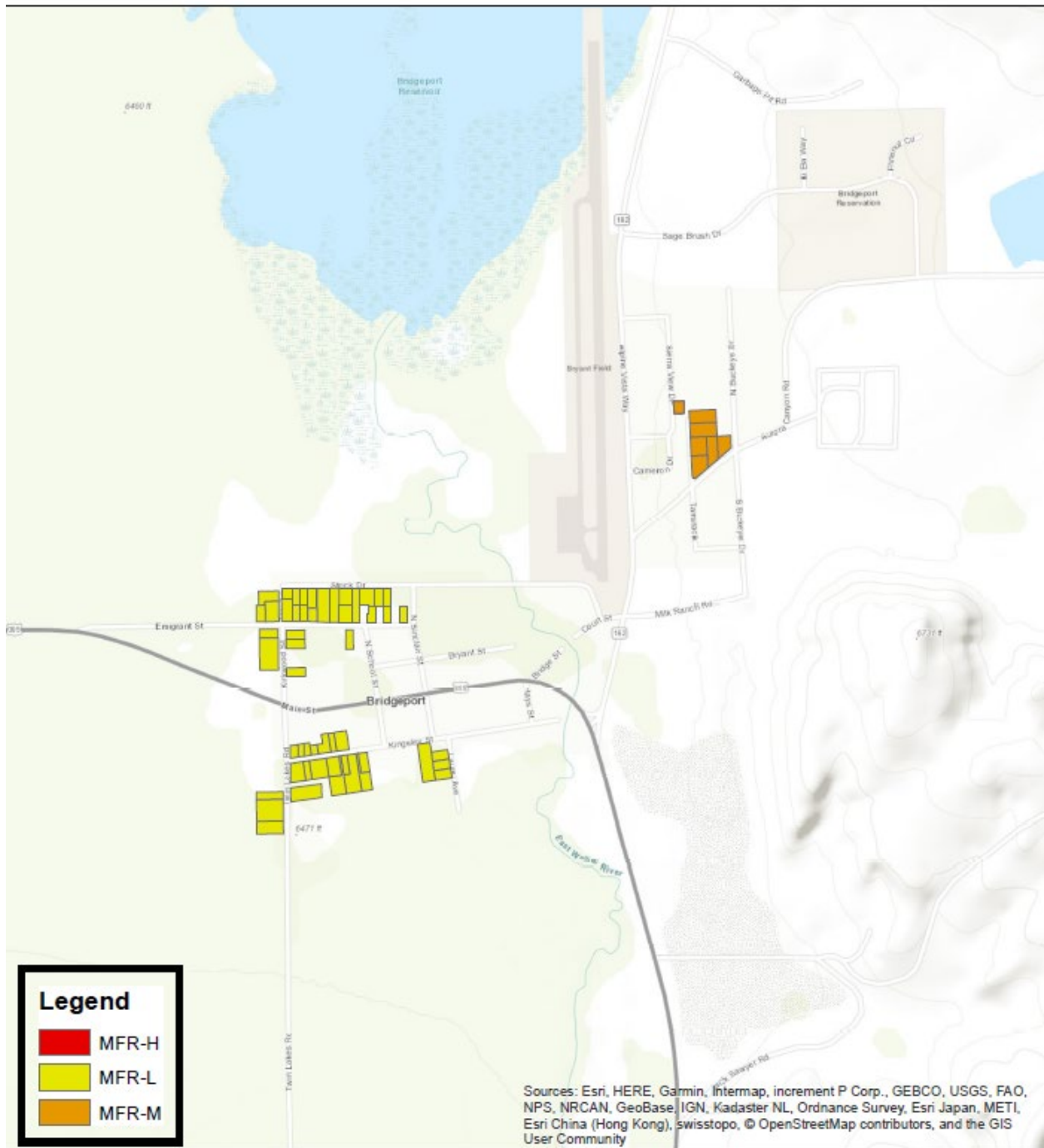
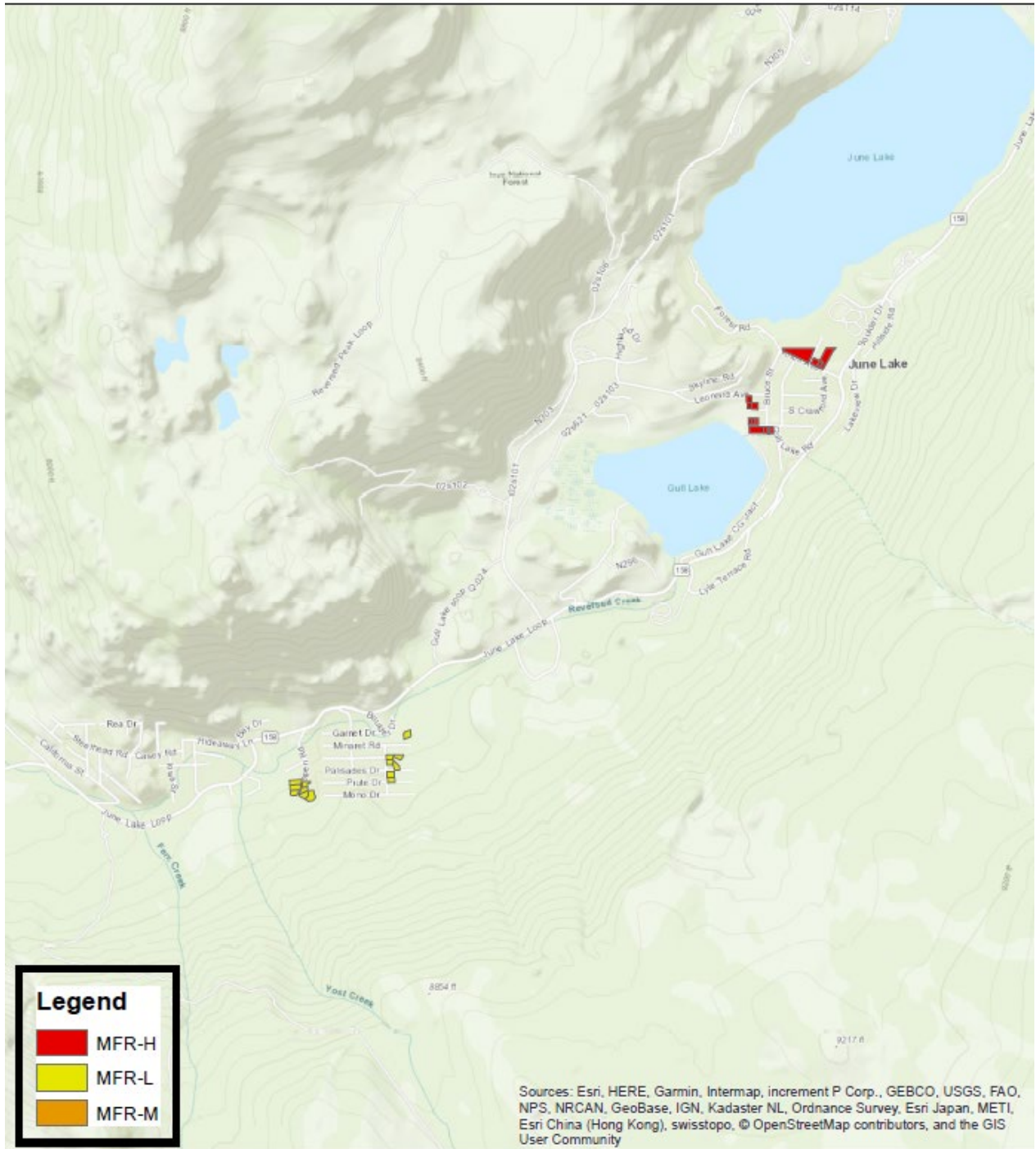


Figure 6: MFR parcels with Development Potential in June Lake



Infrastructure

Much of the land available for residential development in the unincorporated area requires individual septic systems and wells. Some areas of the county have small community water systems but still require individual septic systems; other areas have community sewer systems but require individual wells. Sufficient capacity in the community water and sewer systems and sufficient groundwater resources and percolation capabilities outside of community water/sewer system areas exist to accommodate the regional housing need allocation.

Antelope Valley	Individual wells and septic systems required.
Bridgeport Valley	Community water within community of Bridgeport and Evans Tract with adequate capacity. Community sewer system within Bridgeport with adequate capacity. Individual systems required elsewhere.
Mono City	Mutual water company supplies water; individual septic systems required.
Virginia Lakes	Mutual water company supplies water; individual septic systems required.
Lee Vining	Community water and sewer system with adequate capacity. Individual systems required in the rest of Mono Basin.
June Lake	Community water and sewer system, currently with adequate capacity. Large developments may be required to make improvements to the water distribution system that is currently inadequate in some areas of the community.
Long Valley	Community sewer system in Crowley; septic systems elsewhere. Mutual water companies in Crowley and Sunny Slopes; individual wells elsewhere.
Wheeler Crest	Mutual water company at Rimrock; individual wells elsewhere. Individual septic system required.
Paradise	Mutual water company at Paradise. Individual septic systems required.

Tri-Valley

Mutual water companies in White Mountain Estates, Osage Ranch; individual wells elsewhere. Individual septic systems required.

Water quality requirements affect both community water and sewer systems and individual homeowners. Lahontan Regional Water Quality Control Board's (RWQCB) water quality regulations affect the minimum lot size on which development can occur depending on whether community water and/or sewer systems are available; i.e.,

- Community water and sewer available – no minimum lot size established by RWQCB;
- Community water available, individual septic required – 20,000 square foot minimum lot size required by RWQCB;
- No community systems available, individual wells and septic required – 40,000 square foot minimum lot size required by RWQCB; and
- Minimum lot sizes in cluster subdivisions or similar developments not served by a public sewer system may be reduced if density standards for the whole subdivision are not increased above the gross density specified in the designation, provided that all other health requirements are met.

In some areas in the county where individual lots are 7,500 square feet, these requirements make it necessary to have more than one lot to build a house. Some areas of the county also have soils that are not conducive to standard septic system designs. Those areas may require additional septic system improvements that increase the cost of building.

Redevelopment Sites

Mono County has sufficient undeveloped sites available to meet its identified regional housing needs. However, redevelopment potential is most likely in the County's commercial cores – June Lake, Bridgeport, and Lee Vining. The key redevelopment sites have been identified in the community profiles section.

Sites and Zoning that Facilitate Housing for Farmworkers

The Agriculture (AG) designation allows farm labor housing without any type of development permit, other than a building permit. The Scenic Area Agriculture (SAA) designation also allows farm labor housing without any type of development permit, other than a building permit, to the extent the development complies with the Mono Basin National Forest Scenic Area Private Property Development Guidelines and with the Compatibility Determinations for Proposed New Commercial Uses and Developments. Compatibility determinations are based upon recommendations of the U.S. Forest Service.

Constraints

Non-Governmental Constraints

Physical and Environmental Constraints

There are areas within Mono County that are unavailable for residential development because of site constraints such as natural hazards or environmentally sensitive lands. The high cost of building on these lands, coupled with environmental constraints, in many cases would make them unsuitable for development.

Development in the following areas may be prohibited by the county's General Plan and/or Land Development Regulations or by requirements of other state or federal agencies, may present a hazard to those who choose to build in the area, or may impact valuable resources and require costly mitigation measures:

a. *Remote Locations.* Some privately-owned undeveloped land in Mono County is located in very remote areas where there is not, nor is there expected to be, demand for development. Reasonable legal access to these lands cannot be developed or acquired, and most of the time the County would not be able to provide the normal, expected, public services of police and fire protection, schools, etc. Most of the land in remote areas is not designated for residential use because of its remoteness. It is generally designated Resource Management or Agriculture and is used either for grazing or crops. Many of these lands are pockets of privately-owned land surrounded by public lands managed by the U.S. Forest Service or the Bureau of Land Management. In addition, the Los Angeles Department of Water and Power, technically a private landowner, owns land throughout the central and southern portion of the county. Most of the land in remote locations would not be developable for other reasons as well, such as hazards associated with the area or environmentally sensitive lands in those areas. The remote location of some private land is generally not a constraint to development since most of the private land base is centered on existing community areas. Additionally, developments are prohibited in certain areas that are not within the service area of a Fire Protection District.

b. *Hazard-Prone Areas.* Mono County currently regulates development in snow avalanche-prone areas as well as in areas identified as Alquist-Priolo Special Studies Zones (fault hazard zones), in other geologically sensitive areas, and in flood plains. Mono County General Plan policies (Safety Element) limit development in identified hazardous areas in order to minimize the risks of those hazards and to protect local communities from unreasonable risks associated with those hazards. General Plan policies also promote land exchanges for those lands to place them in public ownership and make other lands adjacent to community areas available for future community expansion.

Snow avalanche-prone areas are located along the periphery of the communities of Twin Lakes, June Lake and Wheeler Crest. Sufficient other sites are available for

development in those communities so that the avalanche-prone areas do not affect development potential significantly.

Alquist-Priolo Special Studies Zones (fault hazard zones) occur throughout the county, many of them outside community areas. General Plan policies consistent with state law limit the intensity of development in seismic and other geologic hazard areas and require applicable development in those areas to provide a geotechnical report assessing the risk and recommending mitigation measures to reduce the risk to acceptable levels. The Building Division, per state building codes, also requires new construction to comply with engineering and design requirements for seismic safety. The impact of fault hazard zones on new development is not significant. Other geologic hazards, such as rockfalls and landslides, are generally associated with seismic activity and are subject to the same development requirements noted above.

Mono County uses the FEMA flood maps to identify areas within the 100-year flood plain. General Plan policies consistent with state and federal regulations limit the intensity of development in the flood plain and regulate the design and placement of structures in the 100-year flood plain. The county's Floodplain Regulations (Mono County Land Development Regulations, Chapter 21) contain standards for construction and for subdivisions with the flood plain. Flooding is a particular concern in the Antelope Valley and the Tri-Valley. Sufficient land exists in community areas that avoidance of flood plains does not significantly affect the County's ability to provide housing.

c. *Soils with Low Permeability Rates.* Many parts of the county are not served by public sewer systems and must rely on septic systems. In some parts of the county, standard septic systems cannot be used because the soils have low permeability rates that prevent effective operation of septic tank systems. This issue is limited and affects only a small number of parcels. Alternative septic system designs are available and, while they may be costlier, they do allow the site to be developed.

d. *Environmentally Sensitive Areas.* Development is regulated in wetland areas, within stream corridors, in sensitive wildlife habitat, and in other environmentally sensitive areas. Environmentally sensitive areas occur throughout the county. Typically, parcels are large enough that the environmentally sensitive area can be avoided, and the parcel can still be utilized for development. Parcels with environmentally sensitive areas usually require CEQA review of any proposed projects; during the CEQA review process, the project will be redesigned to avoid environmental impacts, and mitigation measures will be proposed to minimize impacts that cannot be avoided. Mono County General Plan policies encourage clustering on large parcels outside community areas in order to preserve habitat and open space and avoid and/or minimize environmental impacts.

Economic Constraints

- a. *Cost of Land.* The price of land can be a barrier to construction for some areas of the County. There is no one average cost per acre for land in Mono County because the demand for land and shares of land use designations vary greatly by community area. For example, the average cost per acre in June Lake is over \$600,000 while the price per acre in the agriculture-driven Antelope Valley is less than \$25,000 per square foot. Costs for vacant land may also vary depending on whether community utilities are available to the site and whether infrastructure (access roads, utility lines) is installed on site.
- b. *Cost of Construction.* Construction costs are estimated to range from \$200 to \$300 per square foot for single-family residential construction in the unincorporated area of Mono County. These costs include land, fees, materials, labor and financing. Due to the wide range of land costs, fees and development requirements throughout the county, it is very difficult to estimate a "typical" total development cost for single-family residential development.
- c. *Cost of Infrastructure.* Many of the identified vacant parcels do not have the existing infrastructure to support high density development. The main infrastructure concern for parcels is access to water, both for household use and fire service. Many opportunity sites also lack the required secondary access, which can be costly to develop. The County is exploring partnerships and grant opportunities to improve infrastructure and make identified vacant parcels more development-ready.

Governmental Constraints

Permitted Uses on Residential Land

Mono County's Land Development Regulations allow for a wide range of residential uses in a variety of land use designations. Measures have been taken to promote affordable options across the County, including by-right permitting of manufactured homes (outside June Lake) and accessory dwelling units⁸ in all land uses intended for single family use.

Residential uses are permitted through one of the following processes:

1. *Permitted outright by ministerial review.* Project only requires building permit.
2. *Director Review.* Project is approved through the review of the Planning Director, provided it meets development standards and is exempt from CEQA.
3. *Conditional Use Permit.* Project is approved through the discretion of the Planning Commission.

⁸ Mono County General Plan, Chapter 16, Accessory Dwelling Units

A summary of permitted residential uses by land use designation is shown in Table 31 below:

	Single family dwelling	Duplexes, Triplexes	Manufactured home (single unit; excluding June Lake)	Manufactured Housing Subdivision	Condos, Townhomes, Apts (4 or more units)	ADU	Farm Labor Housing/ Trailer Parks	Transitional/ Supportive Housing	Mobile Home Park	RV Park
AG	✓		✓			✓	✓			
C					✓					✓
CLM, CLH	✓	✓		✓	✓	✓		✓	✓	✓
ER	✓		✓	✓		✓		✓	✓	
MFR L	✓	✓	✓		✓	✓		✓	✓	
MFR M	✓	✓			✓	✓		✓		
MFR H	✓	✓		✓	✓	✓		✓	✓	✓
MU	✓	✓	✓	✓	✓	✓		✓	✓	✓
NHP	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
RR	✓		✓	✓		✓		✓	✓	
RM	✓		✓	✓	✓	✓	✓	✓	✓	
RMH	✓		✓	✓		✓		✓	✓	
SFR	✓		✓	✓	✓	✓	✓	✓	✓	

- ✓ Permitted
- ✓ Director Review
- ✓ Conditional Use Permit

The County will investigate whether permitting procedures are a constraint on the production of units. Specifically, Program 1.6 will monitor the requirement for complexes with four or more units to be approved through a conditional use permit and if it is a constraint on development. The County will also monitor the length of time for each permitting process and whether it has an effect on production.

Emergency shelters are permitted by-right in Public Facilities (PF) designations only. There are currently five vacant PF parcels, totaling six acres and ranging from 0.6 acres to 1.5 acres in size, that are suitable for shelters. The parcels are located in Crowley Lake and Lee Vining, each of which have regular service provided by Eastern Sierra Transit Authority (ESTA). Program 4.6 will explore allowing shelters in multi-family residential zones to provide additional options.

Single-room occupancy units are allowed in MFR-H subject to use permit, assuming the unit is able to meet California Building Code.

Mono County does not restrict the siting of group homes. All land use designations that allow residential development also allow group homes. Mono County has no additional regulations regarding group homes. The County, however, has no existing group homes and has had no applications for group homes. Due to the limited number of disabled persons in the county and the physical distance between communities, assistance for disabled persons usually occurs on an individual basis.

Development Standards

The Mono County General Plan imposes development standards in accordance with California Building Code and safety standards. Standards include setbacks, maximum lot coverage, snow storage, maximum density, and parking requirements. Variances are granted in cases of special circumstance where the findings of Chapter 33 of the Land Use Element can be met.

Table 32: Setbacks and Lot Coverage by Land Use Designation		
	Setbacks (front, side, rear; in feet)	Max Lot Coverage
AG	Primary: 50, 50, 50; Accessory: 50, 30, 30	40%
C	10, 5, 0	70% (60% for Res.)
CLM, CLH	10, 5, 0	60%
ER < 1 acre	20, 10, 10	40%
ER > 1 acre	50, 30, 30	40%
MFR L < 1 acre	20, 10, 10	40%
MFR L > 1 acre	30, 30, 30	40%
MFR M < 1 acre	20, 10, 10	60%
MFR M > 1 acre	30, 30, 30	60%
MFR H < 1 acre	20, 10, 10	60%
MFR H > 1 acre	30, 30, 30	60%
MU < 1 acre	10, 5, 0	60-70%
MU > 1 acre	30, 30, 30	60-70%
NHP	30, 30, 30	10% structures; 5% access
RR	50, 30, 30	40%
RM	50, 30, 30	5%
RMH < 1 acre	20, 10, 10	40%
RMH > 1 acre	30, 30, 30	40%
SFR < 1 acre	20, 10, 10	40%
SFR > 1 acre	30, 30, 30	40%

**Parking: 2 spaces per unit for all residential projects. Tandem parking allowed only on SFR and for ADUs.*

Snow storage is based on the amount of permeable area for the project and varies based on the flat roof snow load standard of each community. Snow storage for multi-family projects is based on the following standards:

<u>Flat Roof Snow Load</u>	<u>Snow Storage %</u>
55 psf or less =	25%
55-60 psf =	40%
60-95 psf =	55%
95+ psf =	65%

Density

Table 33: Density on Residential LUDs			
	LUD	Allowed Density	Density on Current Development (Units per Acre)
Single Family	SFR	1 unit + 1 ADU	2.58
	ER	1 unit + 1 ADU	0.41
	RR	1 unit + 1 ADU	0.12
	RMH	1 unit + 1 ADU	0.76
Multi-Family	MFR-L	11.6 units/acre	9.17 (All MFR)
	MFR-M, MFR-H	15 units/acre	

Land Use Requirements Imposed by Other Agencies

A number of other agencies impose land use controls that affect development in Mono County. These regulations may constrain development by affecting the location and/or cost of development. Utilities are separate entities from Mono County, with separate funding and regulations.

Southern California Edison (SCE) has 115 kv transmission power lines that run through portions of Crowley Lake, June Lake, and Lee Vining. Development is prohibited within a 70-foot easement under the power lines. SCE works directly with the developer or builder to resolve potential conflicts.

Densities over one dwelling unit per acre are dependent on the availability of community water and sewer services. The Lahontan Regional Water Quality Control Board (RWQCB) regulates the placement of septic systems through the Basin Plan. Recent changes in the RWQCB's water quality regulations have set a maximum of two dwelling units per acre in areas that have community water systems, but which require individual septic systems. As a result, the minimum lot size in such situations is slightly over 20,000 square feet. The minimum lot size when both individual septic and water systems are required is 40,000 square feet. In some areas in the county where individual lots are 7,500 square feet or smaller, these requirements essentially make it necessary to have more than one lot to build a house. As a result, the maximum allowable buildout is unlikely to occur on parcels with designations that allow multifamily residential development without community water and sewer services.

The U.S. Army Corps of Engineers regulates development in wetland areas. All development in wetland areas will be reviewed by the Corps and may require a permit. Wetland areas occur throughout the unincorporated area, both within and outside community areas.

The California Department of Fish and Wildlife (CDFW) reviews development proposals in Mono County, including subdivisions and land divisions, and may require changes to the project or conditions of approval if the project will affect wildlife resources. For projects that will affect streams, the CDFW requires a Stream Alteration Permit. The CDFW imposes a fee for review of environmental documents (Negative Declarations or EIRs) unless County decision-makers determine that the project will have a de minimis effect on wildlife or wildlife habitat.

Lack of Subsidies for Rural Projects

The majority of grants, incentives, and subsidies in the State of California are geared toward larger projects. Due to Mono County's sparse population, it is not realistic for communities to attract large development proposals. Through historical trends and analysis of current proposals and available land, the County anticipates that multi-family developments will be in the four to eight unit range. However, it is difficult to capture funding for infrastructure or income restriction mechanisms for projects in this range. Sources of funding on smaller developments are needed for new construction, as well as existing ownership and rental units.

Codes and Enforcement

The Mono County Building Division currently enforces the following codes:

- a. 2016 California Administrative Code
- b. 2016 California Building Code
- c. 2016 California Electrical Code
- d. 2016 California Mechanical Code
- e. 2016 California Plumbing Code
- f. 2016 California Energy Code
- g. 2016 California Historical Building Code
- h. 2016 California Fire Code
- i. 2016 California Referenced Standards Code
- j. 2016 California Residential Code

k. 2016 Green Building Code

Development must also comply with seismic, wind, soils, energy conservation, and sound transmission control standards, which have been established on a countywide basis. Snow-load requirements vary depending on the area; they range from 119 pounds per square foot in June Lake to 38 pounds per square foot in Chalfant Valley.

All new development in unincorporated Mono County, and major remodeling, such as home additions, must comply with Title 24 of the California Administrative Energy Code and the 2016 California Green Building Code. Title 24 implements energy efficiency standards relating to wall and ceiling insulation, thermal mass, and window-to-floor area ratios designed to reduce heat loss and energy consumption.

GROUND SNOW LOAD p_g PSF - ROOF SNOW LOAD p_r CONVERSION TABLE			
HIGH DESERT LOCATIONS	ELEVATION	GROUND SNOW LOAD p_g (psf)	FLAT ROOF SNOW LOAD $p_r = (.7)(0.9^* \text{ or } 1.0=C_e)(1.1=C_t)(1.0=I)p_g$ = (psf)
Chalfant Valley*	4,200 ft	55 psf	38 psf
Hammil Valley*	4,500 ft	55 psf	38 psf
Paradise*	5,000 ft	55 psf	38 psf
Topaz*	5,000 ft	55 psf	38 psf
Coleville*	5,100 ft	55 psf	38 psf
Benton*	5,400 ft	55 psf	38 psf
Walker*	5,400 ft	55 psf	38 psf
Bridgeport	6,470 ft	65 psf	50 psf
Mono City	6,899 ft	75 psf	58 psf
Long Valley (east of US 395)	7,000 ft	80 psf	62 psf
Tom's Place	7,000 ft	80 psf	62 psf
MOUNTAIN AREA LOCATIONS	ELEVATION	GROUND SNOW LOAD p_g (psf)	FLAT ROOF SNOW LOAD $p_r = (.7)(1.0=C_e)(1.1=C_t)(1.0=I)p_g$ = (psf)
Swall Meadows	6,400	100 psf	77 psf
Sonora Junction	6,500	155 psf	119 psf
Rancheria Estates	6,600	105 psf	81 psf
Pickel Meadow	6,800	155 psf	119 psf
Lee Vining	6,800	120 psf	92 psf
Long Valley (west of US 395)	7,000	125 psf	96 psf
Lundy Lake (lower)	7,000	150 psf	116 psf
Crowley Lake	7,000	125 psf	96 psf
Bald Mountain/Arcularius	7,100	150 psf	116 psf
Twin Lakes	7,200	140 psf	109 psf
Devil's Gate	7,400	155 psf	119 psf
Crestview	7,500	150 psf	116 psf
Swauger Creek	7,500	150 psf	116 psf
Convict Lake	7,580	155 psf	119 psf
June Lake	7,600	155 psf	119 psf
Lundy Lake (upper)	8,000	285 psf	220 psf
Virginia Lakes	9,600	285 psf	220 psf

Snow Load Standards

The County has an ongoing code compliance program to ensure compliance with County Code, including the Mono County Land Development Regulations, and the codes enforced by the Building Division. The enforcement of these regulations is necessary to protect public health and

safety and to provide structurally safe, energy efficient, soundproof housing. The Compliance Division program is intended to ensure compliance with existing applicable codes; as such, it does not create a constraint to development.

The Building Division inspects development during the construction process. Appointments are scheduled, and inspections occur generally within 24 hours. Since Mono County is a small County, the inspectors are able to communicate with contractors and owner-builders before and during the construction process concerning code requirements. Building inspections are conducted in a timely manner and are not a constraint to development.

Fees and Exactions

Fees are intended to cover the actual cost of services rendered. While they increase the cost of housing, they are not a constraint to development. The County has streamlined its permit processing in order to expedite the development process and minimize the fees involved in a project.

Total fees for a typical single-family and multifamily development will vary depending on the location of the project. Fire departments and school districts throughout the county charge different impact fees for development. Fees for an encroachment permit will vary depending on whether the property abuts a County road or a state highway. In addition, fees for sewer and water services will vary depending on whether the project is located in an area served by community sewer and water systems or whether it will require an individual well permit and septic system permit. Permit fees for septic systems vary depending on the type of system required.

Estimated initial fees for a typical 2,000-square foot single-family residence are shown below. Typical fees for a multifamily residential unit will be approximately 75% of the cost for a single-family residential unit.

Estimated Total Fees for a Typical Single-Family Residence

Assumptions: 2,000 square feet of habitable space in Chalfant; 400 square feet of garage; 100 square feet of uncovered deck. The unit requires an individual well permit and septic system permit. The unit encroaches on a County road.

Building permit fees	\$4,267.91
Planning plan check	\$250.00
Fire District (Chalfant)	\$1,991.00
School District (Eastern Sierra)	\$3,120.00*
Encroachment Permit	\$800.00
Well Permit	\$644.00
Septic Permit	\$644.00
Total Fees	\$11,716.91

*School District fees collected by the County, but set by the School District Board.

Processing

Table 18 shows typical processing times for various permit procedures. Individual single-family residential development that requires only a building permit or a Director Review permit takes four to six weeks, assuming a complete submittal and responsive applicant. Larger projects, such as subdivisions, take longer, depending on the level of CEQA review required, the responsiveness of project proponents, community controversy, and whether the project requires permits from other state or federal agencies. Accommodations for applicants with special needs are made on an individual basis.

All development projects are first reviewed by staff. Projects requiring discretionary approval from the Planning Commission or the Board of Supervisors are first processed by staff and then presented to the appropriate entity for approval. Projects are reviewed for their compliance with the Mono County General Plan, the Mono County Code, and applicable state and federal laws.

The standards of decision making are well established and not burdensome. In issuing a ministerial Director Review permit, the director must find that all of the following are true (Mono County Land Development Regulations, Chapter 31):

- A. All applicable provisions of Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.
- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.
- E. That the improvements as indicated on the development plan are consistent with all adopted standards and policies as set forth in the Land Development Regulations, this General Plan and any applicable area plan.
- F. That the project is exempt from CEQA.

Use permits may be granted by the Planning Commission only when all of the following findings can be made in the affirmative (Mono County Land Development Regulations, Chapter 32):

- A. All applicable provisions of the Land Use Designations and Land Development Regulations are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use

and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features.

- B. The site for the proposed use relates to streets and highways adequate in width and type to carry the quantity and kind of traffic generated by the proposed use.
- C. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located.
- D. The proposed use is consistent with the map and text of this General Plan and any applicable area plan.

Persons with Disabilities

Accommodations are made for persons with disabilities, in accordance with the California Building Code. For example, new multi-family housing must also be built so that: 1) the public and common use portions of such units are readily accessible and usable by persons with disabilities; 2) doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. The County has a Certified Access Specialist on staff.

The County will continue to make accommodations during the permitting process for persons with disabilities, including providing exceptions for land-use regulations when appropriate (Program 4.2).

Definition of a Family

In accordance with HCD recommendation, the County set the following guidelines when defining a family:

- The County will not distinguish between related and unrelated individuals;
- The County will not impose a numerical limit on the number of persons in a family; and
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Table 34: Processing Times and Rates

Type of Permit	Deposit	Estimated Staff Hours to Process	Processing Rate
Appeal	\$495	10	\$99/hr
Building Permit Plan Check: small	\$ 99	1	\$99/hr
Building Permit Plan Check: large	\$250	2.5	\$99/hr
Categorical Exemption	\$ 99	1	\$99/hr
Certificate of Compliance	\$495	15	\$99/hr
Commission Interpretation	\$495	10	\$99/hr
Design Review (discretionary permit)	\$495	1	\$99/hr
Director Review	\$495	10	\$99/hr
Environmental Impact Report	\$495	200	\$99/hr
General Plan Amendment	\$495	30	\$99/hr
Groundwater Transfer/Extraction	\$495	18	\$99/hr
Home Occupation, expanded	\$495	25	\$99/hr
Hydrological Studies	\$495	5	\$99/hr
Lot Line Adjustment	\$495	10	\$99/hr
Lot Merger	\$495	8	\$99/hr
Map Extension	\$495	10	\$99/hr
Mining Operations Permit	\$495	30	\$99/hr
Negative Declaration	\$495	75	\$99/hr
Prior Environmental (15183)	\$495	20	\$99/hr
Parcel Map: Tentative	\$495	53	\$99/hr
Modification	\$495	33	\$99/hr
Reclamation Plan	\$495	30	\$99/hr
Specific Plan	\$495	100	\$99/hr
Time Shares	\$495	18	\$99/hr
Tract Map: Tentative	\$495	68	\$99/hr
Modification	\$495	39	\$99/hr
Use Permit	\$495	30	\$99/hr
Use Permit Modification	\$495	15	\$99/hr
Variance	\$495	20	\$99/hr

SECTION 3 | Progress Report for 2014 Goals

As part of the housing element update, Mono County is required to provide a progress report for programs from the previous update. Under each program, a description of progress and a determination on whether the program is continued, adjusted, or eliminated for the upcoming cycle is given. Programs and policies are presented in the order documented by the 2014 Update.

a. PROVISION OF ADEQUATE SITES

- Goal Plan for adequate sites and facilities to support future housing needs.
- Policy 1 Facilitate the provision of housing in unincorporated communities to meet local housing demand.
- Policy 2 Ensure that adequate infrastructure exists or will be provided to support future housing development.
- Policy 3 Identify potential housing sites, including seasonal housing units on public lands, agency employee housing (USFS, BLM, Caltrans, LADWP and Mono County), and under-utilized sites.
- Policy 4 Seek adequate sites for housing in Mono County and the Eastern Sierra through coordination with other public agencies (i.e., Town of Mammoth Lakes, Inyo County, USFS, BLM, Caltrans, LADWP, DFG, State Parks and Marine Corps), private concerns, nonprofit entities and tribal governments.
- Policy 5 Plan for adequate sites and facilities to be available for housing all segments of the population, including the homeless; citizens in need of short-term emergency shelter housing (e.g., victims of natural hazard occurrences or accidents and temporarily homeless); and seasonal workers, including farm workers and ski industry workers.
- Policy 6 Utilize a Regional Housing Authority or similar entity to develop, implement and manage housing programs in Mono County and the Eastern Sierra.
- Policy 7 Consistent with the Land Use Element designate adequate sites for a variety of residential development in each community to help establish self-sufficient communities that balance job locations with housing; i.e., develop a sufficient year-round residential population in communities to support local schools, commercial services, and other services.

Program 1:1 Through the CPT Land Tenure Subcommittee, maintain the Land Tenure master plan and Pursue land exchanges of existing seasonal housing units on public lands into private ownership so those units may become available for local year-round housing

Responsible Agencies: CDD, Private Land Owners, USFS

Timeframe: Ongoing

Progress: The CPT Land Tenure Subcommittee continues to meet, but not on a regular, scheduled basis. Transactions are driven by the private landowner. The County acts solely as a facilitator.

Adjustments: Program will continue.

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: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: 2014, 2019

Progress: Inventory of agency housing areas completed as part of the 2014 and 2019 Housing Element updates.

Adjustments: Program will continue.

Program 1:3 Work with public agencies (USFS, BLM, Caltrans, LADWP, etc.) to consolidate services and land uses (e.g., road shops) in order to free up land for housing, particularly affordable housing. Consistent with land use policies, encourage agencies to locate their housing within or adjacent to existing communities to facilitate sustainable community growth. Work to incorporate such policies into agency planning documents.

Responsible Agencies: CDD and all Land Tenure subcommittee partner agencies.

Timeframe: Ongoing

Progress: Provided comments on agency planning documents to ensure inclusion of consistent housing policies, including the encouragement of development adjacent to existing communities.

Adjustments: County does not plan to work with public agencies to consolidate services and free up land but will continue to provide comment on agency documents to promote land use policies and facilitate sustainable growth.

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

Responsible Agencies: CDD, Housing Authority

Timeframe: 2014 - Ongoing

Progress: Conway Ranch plan repealed, Sheriff Substation has issues associated with water quality, and road shop sites have challenges related to utility capacity.

Adjustments: County will continue to evaluate inventory on a periodic basis.

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: CDD, BLM, USFS, LADWP

Timeframe: 2014-2019

Progress: County has studied opportunities for exchanging public lands for community expansion, but potential opportunities are not feasible due to several factors including natural hazards and land ownership circumstances. The County is focused on promoting housing within existing community sites.

Adjustments: Program will be continued as part of CPT Land Tenure subcommittee.

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: CDD

Timeframe: Ongoing

Progress: The Community Development Department requires a will-serve letter from local service providers for relevant projects and coordinates with providers through various processes, including Use Permits and Environmental Review documents.

Adjustments: 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: CDD, LAFCO

Timeframe: 2014-Ongoing

Progress: County sends and supports grant opportunities as they are available. Examples include Cal Fire grant, the Community Planning Assistance for Wildfire (CPAW) grant, and funding opportunities with Integrated Regional Water Management.

Adjustments: Program will continue.

Program 1:8 The County has identified its community centers as emergency. Monitor the need for permanent emergency shelters. Apply for emergency housing funds available from the Department of Housing and Community Development or other state or federal agencies when it is determined that there is an unmet need for emergency housing.

Responsible Agencies: CDD, PW (Facilities)

Timeframe: Ongoing

Progress: Identified shelters were successfully used during the Round Fire in 2015. Temporary housing needs were absorbed by the communities. The County will continue to use identified shelters during times of emergency.

Adjustments: Program will continue.

Program 1:9 Ensure that the county's Multi-Hazard Functional Plan, prepared by the county's Office of Emergency Services, remains up to date. The Multi-Hazard Functional Plan contains policies and procedures for housing victims of natural hazards or accidents.

Responsible Agencies: Office of Emergency Services

Timeframe: Updated periodically

Progress: Adoption of the 2019 Multi-Jurisdictional Hazard Mitigation Plan (June 2019).

Adjustments: The Multi-Jurisdictional Hazard Mitigation Plan does not include policies for housing victims of natural hazards. The plan will continue to be updated as needed.

Program 1:10 Continue to provide short-term housing for homeless persons and to monitor the need to increase services for homeless persons, including short term housing for victims of domestic violence.

Responsible Agencies: IMACA, Social Services, Wild Iris

Timeframe: Ongoing

Progress: Monitoring occurs through Social Services.

Adjustments: Program will continue.

Program 1:11 Implement housing policies contained in area plans, such as the workforce housing and density bonus policies of the June Lake Area Plan.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: County implements housing policies relevant to each community's area plan. No projects have triggered workforce housing and density bonus policies in the most recent cycle.

Adjustments: Program will continue.

Program 1:12 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.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No new specific plans have been adopted since 2014. White Mountain Estates provides an example of units being successfully built on an enacted specific

plan. The Tioga Inn specific plan is undergoing an amendment to allow for increased residential use is and anticipated within the next cycle.

Adjustments: Program will continue.

Program 1:13 In conformance with state law, continue to permit manufactured housing on all parcels designated for conventional single-family residences.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Manufactured housing has been permitted on parcels designated for conventional single-family residences, including relaxed design standards (i.e. minimum width) subject to approval from local Regional Planning Advisory Committees.

Adjustments: Program will continue.

Program 1:14 Continue to permit mobile-home parks on all land planned and designated for residential land use, in conformance with state law. This also applies to mobile-home developments intended for sale as mobile-home condos or cooperative parks, or as mobile-home planned unit developments.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No mobile-home developments were proposed in the County during the most recent cycle.

Adjustments: Program will continue.

Program 1:15 Continue to implement the land development regulations regarding Manufactured Housing Subdivisions. These regulations provide for a higher density of single-family development and a relaxation of development standards.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No manufactured housing subdivisions in the County during the most recent cycle.

Adjustments: Program will continue.

Program 1:16 Support a balance of jobs and housing in Mono County communities and the associated reduction in resident commute times by facilitating community job growth through economic development programs. Pursue grant funding for economic development projects that grow jobs and healthy communities capable of supporting more resident housing.

Responsible Agencies: ED, CDD, Housing Authority

Timeframe: Ongoing

Progress: The County established an economic development website, and approved cannabis and clarified short-term rental policies which may help diversify business. The County has also participated in Main Street planning processes for the communities of Bridgeport and Lee Vining in order to support business in commercial cores.

Adjustments: Program will continue.

Program 1:17 Implement provisions in the General Plan and Subdivision Ordinance that permit smaller minimum lot sizes where consistent with area plans and available infrastructure.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Smaller minimum lot sizes are permitted through lot splits and subdivision applications when consistent with the community's area plan. Infrastructure is often a limiting factor in creating smaller lots and higher density.

Adjustments: Program will continue.

Program 1:18 Re-examine 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: CDD, LAFCO

Timeframe: Ongoing

Progress: Infrastructure limitations prevent greater single-family densities.

Adjustments: Continue to re-visit limitations as updates in infrastructure occur.

Program 1:19 Continue to allow for mixed-use development as a method of increasing the land base available for housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No mixed-use projects during most recent cycle.

Adjustments: Program will continue.

Program 1:20 Continue to allow for residential development in the commercial land use designation to more efficiently and economically utilize the county's limited land base for housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Residential development permitted on commercial land uses during most recent cycle with building permit.

Adjustments: Program will continue.

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: CDD, PW

Timeframe: Ongoing

Progress: Projects approved with reduction in standards when building code can be met. Clustering has been used as a strategy for agriculture preservation in Antelope Valley.

Adjustments: 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: CDD

Timeframe: Ongoing

Progress: Site analysis contained within the Housing Element identifies specific targeted parcels appropriate for expansion or creation of higher density. The Tioga Inn Specific Plan is in the process of being amended to create higher density potential.

Adjustments: Continue to evaluate opportunities for higher density and possible expansion of specific plans.

Program 1:23 Consider establishing minimum allowable densities (in addition to retaining maximum density restrictions) in appropriate community areas to encourage resident housing.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No projects have been proposed where establishing minimum allowable densities is appropriate. Infrastructure is typically the limiting factor.

Adjustments: Continue to consider implementation of minimum densities when feasible.

Program 1:24 Continue development credit programs in agricultural valleys such as Bridgeport and Hammil that promote the retention of large agricultural parcels for farming purposes by requiring clustered residential development on smaller parcels.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No projects have utilized development credit program in most recent cycle.

Adjustments: Program will continue.

Program 1:25 Develop and implement a web-based program to connect second-home owners with those needing seasonal housing and consider methods of encouraging second-home owners to make vacation units available for resident use or seasonal employee housing.

Responsible Agencies: CDD, IT

Timeframe: 2014-Ongoing

Progress: Community Development has updated regulations to clarify the intent and requirements for second-home owners seeking to rent their residence.

Adjustments: The County will continue to explore a web-based program.

Program 1:26 Continue to utilize the Director Review permit process (ministerial permit process) to allow multifamily in multifamily designations and designations such as MFR-M.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No such projects during the most recent cycle.

Adjustments: Program will continue

Program 1:27 In compliance with Government Code Section 65583(a)(4), allow emergency shelters in at least one land use designation without a use permit or other discretionary permit. Amend the General Plan Land Use Element to a) include a definition of Emergency Shelter; b) allow emergency shelters outright in the multi-family land designations (such as MFR); and c) stipulate that emergency shelters will only be subject to the same development and management standards that apply to other allowed uses with these designations.

Responsible Agencies: CDD

Timeframe: 2014-2019

Progress: Emergency Shelters are allowed by-right in Public Facility (PF) designations.

Adjustments: Examine opportunities on other land use designations during upcoming housing element cycle.

b. HOUSING FOR LOW AND MODERATE INCOMES

- | | |
|----------|---|
| Goal | Consistent with state requirements, pursue creative, economical and sustainable ways to house low- and moderate-income groups. |
| Policy 1 | Facilitate the provision of affordable housing to meet the needs of all economic segments and special housing groups. |
| Policy 2 | Plan for a sufficient number of affordable/employee housing units, including affordable family sized units to meet resident needs in each community. |
| Policy 3 | Increase the housing stock to provide for affordable/employee housing units by promoting the use of existing recreational second-home units for permanent residents. |
| Policy 4 | Promote a jobs/housing balance by awarding residents employed in their community preferential access to community housing programs, such housing purchases or rentals in that community. |
| Policy 5 | Require new development projects to provide their fair share of affordable housing units – an amount sufficient to accommodate the affordable housing demand created by the development project. Refine and continue use of inclusionary housing requirements to reflect a fair share contribution of units, in-lieu fees, land, etc. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes. |

- Policy 6 Pursue a variety of techniques, such as equity sharing, deed restrictions, and public or nonprofit ownership of affordable housing units in order to maintain the affordability of those units.
- Policy 7 Develop a range of approaches to affordable housing that address rental units, home ownership and alternative approaches to affordable housing, such as:
- a threshold fund that provides zero interest security deposit loans for tenants;
 - apartments for fixed-income seniors;
 - a community land trust used to acquire land for housing;
 - sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
 - co-housing for income qualified buyers;
 - deed restrictions;
 - energy efficient designs; and
 - "share a house" programs designed to ease the burden of housing costs for residents, including seniors and disabled.
- Policy 8 Work to develop a variety of affordable housing unit types within community areas.
- Policy 9 Based upon state regional housing need allocations, assign proportionate housing targets to unincorporated communities. Assist each community in meeting these targets and providing for its fair share of the unincorporated housing need.

Program 2:1 The Board of Supervisors shall award density bonuses for projects incorporating affordable housing consistent with the Mono County Housing Mitigation Requirements (Chapter 15.40, Mono County Code). Consider revising and adopted new HMO.

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Progress: The Housing Mitigation Ordinance (HMO) was suspended for the entirety of the cycle.

Adjustments: Consider revising and adopting a new HMO. Award density bonuses when consistent with state law.

Program 2:2 The Board of Supervisors may reduce or waive development processing fees for qualifying affordable housing projects in order to facilitate processing. County staff will identify other agencies/districts with fees related to residential construction and will determine if those agencies waive or reduce fees for extremely low, low- and moderate-income housing units. Staff will then work with applicable agencies to promote a reduction or waiving of fees for extremely low, low- and moderate-income housing projects.

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Progress: No qualifying projects during the cycle.

Adjustments: Fee waivers and reductions for qualifying projects will continue to be analyzed.

Program 2:3 Continue to allow secondary housing units in single-family residential areas as provided by state law and Chapter 16 of the Mono County Land Development Regulations.

Responsible Agencies: CDD

Timeframe: Ongoing.

Progress: Nine accessory dwelling units were permitted and built during the cycle.

Adjustments: Continue the program. Secondary housing units now referred to as accessory dwelling units (ADUs).

Program 2:4 The County shall not impose requirements for housing construction that increase housing costs other than those mandated by state law or those determined necessary to protect the health, welfare and safety of the residents of the county.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No new requirements imposed during cycle that increase housing costs.

Adjustments: Program will continue.

Program 2:5 Maintain up-to-date information on federal and state housing-related programs and funding opportunities.

Responsible Agencies: Housing Authority, MLH, IT

Timeframe: Ongoing

Progress: Website maintained with housing programs and funding opportunities.

Adjustments: Make more frequent updates to the database.

Program 2:6 The Mono County Housing Authority, in cooperation with local social service agencies including IMACA and Mammoth Lakes Housing, Inc., shall participate in and coordinate housing programs designed to ease the burden of housing costs for residents, including seniors and disabled, including persons with developmental disabilities.

Responsible Agencies: Housing Authority, MLH, IMACA

Timeframe: Ongoing

Progress: Successful housing programs include the rehabilitation grant, revolving loan fund, and first-time homebuyer loan.

Adjustments: Rehabilitation grant is not funded for the next cycle. Other programs will continue.

Program 2:7 During the permit review process, encourage housing designs and site plans that capitalize on solar heating and cooling advantages to reduce utility costs.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Projects evaluated through plan check review of Title 24.

Adjustments: Program will continue.

Program 2:8 Consider allowing an increase in density for those projects built for rental purposes in exchange for an agreement to retain rental units at an affordable price in perpetuity.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No projects during the cycle.

Adjustments: Program will continue.

Program 2:9 Development projects and building permits shall comply with the Mono County Housing Requirements (Mono County Code 15.40), which requires development projects to include extremely low, low- and moderate-income housing. The continued affordability of these units shall be assured through enforceable documents/deed restrictions that flow with the sale or ownership transference of the property. Smaller projects shall contribute their fair share via in-lieu housing mitigation fees or other comparable mechanisms. The majority of housing units required by this program must be appropriate for families; i.e., not dormitory-style units, and must be reserved for families/households employed in the local economy.

Responsible Agencies: CDD

Timeframe: Ongoing, HMO suspended

Progress: HMO is suspended. If a project has a significant employee impact, adequate housing must be provided, as per General Plan Policy 1.D.4. No projects during the cycle had significant employee generation.

Adjustments: Program 2:9 will be combined with Program 2:10, and re-worded to reflect Policy 1.D.4 rather than the suspended HMO.

Program 2:10 Implement housing impact fees and other applicable mitigation strategies based on recommendations from fee impact studies that document the fair share impact of new development on the limited housing supply. Coordinate regional housing mitigation and fee impact programs with those of the Town of Mammoth Lakes.

Responsible Agencies: CDD, Housing Authority

Timeframe: Dependent on HMO

Progress: HMO is suspended.

Adjustments: Program will continue if HMO is re-adopted. Program 2:10 will be combined with Program 2:9.

Program 2:12 Through collaboration with a regional housing authority or similar entity, develop a range of extremely low, low and moderate income housing programs that address rental units, home ownership and alternative approaches to affordable housing, such as:

- a threshold fund that provides zero interest security deposit loans for tenants;

- apartments for fixed-income seniors;
- a community land trust used to acquire land for housing;
- sweat-equity programs that enable first-time buyers to contribute their time/labor toward the purchase of a home;
- co-housing for income qualified buyers;
- deed restrictions; and
- energy-efficient designs and prescriptive designs.

Responsible Agencies:

Timeframe: Ongoing

Progress: There is no regional housing authority. Successful relevant programs include first time homebuyer loan, revolving loan fund, and potential deed restrictions.

Adjustments: First time homebuyer loan, revolving loan fund, and deed restrictions will continue as available programs. Other approaches listed in Program 2:12 will be eliminated.

Program 2:13 The County will meet with developers and encourage the development of housing for extremely low, low and moderate income households. The County will maintain an inventory of suitable sites, conduct preapplication meetings to facilitate development, provide technical assistance, support appropriate funding applications and offer regulatory incentives and concessions to contribute to the feasibility of development of housing for extremely low, low and moderate income households. The inventory of suitable sites will utilize a variety of factors to determine site suitability, including current and projected population figures, economic conditions, transportation systems, the potential for rehabilitation, and the availability of utilities and infrastructure.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: County offers pre-application meetings for all development applications. The Land Development Technical Advisory Committee meets regularly and provides a forum for developers to discuss their project with multiple departments concurrently.

Adjustments: Program will continue.

Program 2:14 Review and revise the Housing Mitigation Requirements (Mono County Code, Chapter 15.40) to ensure that they remain effective and equitable in today's housing market.

Responsible Agencies: CDD, Housing Authority

Timeframe: 2015, Ongoing

Progress: Reviewed, but BOS did not adopt.

Adjustments: Review and revisit adoption.

c. PROGRAMS TO ADDRESS GOVERNMENTAL CONSTRAINTS

Goal Increase housing opportunities throughout the county, particularly in community areas by limiting governmental constraints on housing development.

Policy 1 Revise the Land Development Regulations of the General Plan to allow for greater flexibility in housing development in communities by substituting performance standards/criteria for rigid development standards where practical.

Policy 2 Revise the county's Subdivision Ordinance to provide greater flexibility in the division of land for a variety of housing types and to ensure consistency with the General Plan.

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:

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

Responsible Agencies: CDD

Timeframe: 2014-2015

Progress: Parking requirements have been reduced, including reducing the required spaces for single family residential in June Lake from three to two and relaxing parking standards for businesses located in identified commercial cores. An amendment to the General Plan in 2019 allows for smaller minimum lot sizes consistent with density standards on multi-family residential parcels. Zero lot line development is available when building code can be met.

Adjustments: Program will continue.

Program 3:2 Consider revising the Land Development Regulations to clarify the use of manufactured housing, including requirements in non-residential land use designations, minimum standards for farm labor housing use, and the ability to propose manufactured housing subdivisions within additional land use designations.

Responsible Agencies: CDD

Timeframe: 2014

Progress: County has not explored program during the cycle.

Adjustments: Eliminate program. The County aims to prevent barriers for housing and does not support introducing additional standards for farm labor housing or manufactured homes.

Program 3:3 Conduct preapplication conferences with project proponents to assist them in understanding permit procedures and to resolve potential application difficulties early in the review process.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: County offers pre-application meetings for all development applications. The Land Development Technical Advisory Committee meets regularly and provides a forum for developers to discuss their project with multiple departments concurrently.

Adjustments: Combine with Program 2:13.

Program 3:4 Review permit-processing procedures to ensure streamlining of the permit process. Review and revise application packets, as needed, to ensure that they are comprehensive, clear and easy to use.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Permit-processing procedures are reviewed on a continual basis for efficiency, clarity, and comprehensiveness.

Adjustments: Program will continue

Program 3:5 Amend the Land Development Regulations to provide a procedure for handling requests for reasonable accommodations made pursuant to state and federal fair housing laws.

Responsible Agencies: CDD, BOS

Timeframe: Ongoing

Progress: Requests may be accommodated upon compliance with California Building Code.

Adjustments: Eliminate program. Separate ordinance deemed unnecessary.

d. CONSERVATION AND REHABILITATION

Goal Ensure the supply of safe, decent, sound housing for all residents.

Policy 1 Promote energy conservation in all residential neighborhoods.

Policy 2 Promote public awareness of the need for energy conservation.

Policy 3 Support development of programs and policies that achieve a high level of energy conservation in all new and rehabilitated housing units.

Policy 4 Ensure that housing for all residents is safe and sound.

Policy 5 Maintain the existing affordable housing stock through rehabilitation, replacement and conservation.

Program 4:1 Continue to implement General Plan policies concerning the use of alternative energy sources (active and passive solar, etc.) in the development, rehabilitation, and replacement of housing units, including enforcement of Title 24 of the California Energy Commission Regulations.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Over \$25,000 in fees were waived for photovoltaic systems during the cycle.

Adjustments: Program will continue.

Program 4:2 Support the continuation of home weatherization programs offered by state agencies, utility companies and other groups.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Information on home weatherization programs is distributed when gathered.

Adjustments: Continue the program and actively pursue additional funding sources for home weatherization. Combine Program 4:2 with Program 4:3.

Program 4:3 Make information available to homeowners and renters regarding weatherization and other programs that may assist in maintaining the affordability of housing units.

Responsible Agencies: CDD

Timeframe: Ongoing.

Progress: Information on home weatherization programs is distributed when gathered.

Adjustments: Combine Program 4:3 with Program 4:2.

Program 4:4 Periodically update the housing conditions survey to identify areas in Mono County that would benefit from rehabilitation.

Responsible Agencies: CDD (Building Division)

Timeframe: 2017

Progress: Survey updated through Housing Needs Assessment in 2017.

Adjustments: Update again during next cycle.

Program 4:5 Continue to participate in the state's Community Development Block Grant (CDBG) program for rehabilitation of owner-occupied housing units. The County's goal is to rehabilitate five units during the planning period. The County will apply annually for CDBG funds.

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Progress: There have been four loans issued since 2014 ranging from \$54,000 to \$173,000 for a total valuation of \$551,375. These four loans have leveraged \$742,625 in private financing for a total of \$1,294,000 in real estate investment in unincorporated Mono County. No homes have been lost to foreclosure.

Adjustments: The program has received funding for \$500,000 for the upcoming cycle.

Program 4:6 Provide community education regarding the availability of rehabilitation programs and provide public outreach regarding the availability of rehabilitation programs to low- and very low-income households and other special needs groups in areas identified as needing rehabilitation.

Responsible Agencies: CDD, Housing Authority

Timeframe: Ongoing

Progress: Outreach on home loan rehabilitation programs have occurred throughout cycle. Materials are available online and over the counter.

Adjustments: Community education will continue.

Program 4:7 Assist applicants in accessing home rehabilitation loans.

Responsible Agencies: CDD, Finance

Timeframe: Ongoing

Progress: There have been four loans issued since 2014 ranging from \$54,000 to \$173,000 for a total valuation of \$551,375.

Adjustments: Continue aiding applicants.

Program 4:8 Consider methods to encourage the private rehabilitation of housing, particularly rental housing.

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Progress: No outreach efforts encouraging rehabilitation of rental housing during the cycle.

Adjustments: Consider outreach as rehabilitation programs become available.

Program 4:9 Consider developing an active rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration should be given to the fee structure to avoid increasing the costs of rental housing. Also consider a "self-certification program" for landlords who participate in a maintenance/management training program. Apply for and utilize CDBG funds to ensure affordability will not be affected by maintenance activities.

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Progress: Program was not used during cycle.

Adjustments: Eliminate program, based on lack of community support.

Program 4:10 Encourage the private rehabilitation of housing through enforcement of the property maintenance provisions of the various building codes enforced by the County.

Responsible Agencies: CDD (Code Enforcement)

Timeframe: Ongoing

Progress: Code enforcement encourages property maintenance in order to meet building code and County standards.

Adjustments: Program will continue.

Program 4:11 Encourage the rehabilitation of existing units over their demolition where practical through such measures as:

- **Providing flexibility in administering building code requirements to facilitate the repair, remodel and refurbishment of existing units instead of their demolition;**
- **Developing a user-friendly process for repair, remodel and refurbishment, including handouts;**
- **Providing courtesy walk-through field assistance for owners seeking help in determining if demolition is necessary;**
- **Considering fee reductions and fast-track permit review for qualifying remodels; and**
- **Conducting outreach to communities and development interests regarding programs available for repair, remodel and refurbishment.**

Responsible Agencies: CDD (Building Division)

Timeframe: Ongoing

Progress: County supports rehabilitation projects. No demolition of housing units occurred during cycle.

Adjustments: County will encourage rehabilitation of units over demolition when practical and feasible.

e. EQUAL HOUSING OPPORTUNITIES

Goal Promote equal housing opportunities for all persons.

Policy 1 Ensure that information on fair housing laws is easily available.

Policy 2 Ensure that complaints about housing discrimination are addressed promptly and appropriately.

Program 5:1 Disseminate and maintain fair housing information and education materials throughout the county and ensure public awareness of fair housing laws and processes. Materials will be distributed in a variety of public locations including government centers, libraries, post offices, shopping areas and web-sites.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Community Development provides information on the County website and at the permit counter and distributes information at RPACs.

Adjustments: Program will continue.

Program 5:2 Refer persons with complaints of housing discrimination to appropriate online resources including information/links hosted on the Housing Authority web-site.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No complaints received during cycle.

Adjustments: Program will continue.

f. PRESERVING UNITS AT RISK OF CONVERSION TO MARKET RATE USES

- Goal Preserve development reserved for low-income and/or employee housing uses at risk of conversion to market rates.
- Policy 1 Ensure that units designated for low-income and/or employee housing uses remain restricted to those uses.
- Policy 2 Ensure that units generally considered affordable (i.e., mobile homes) remain as residential uses.
- Policy 3 Ensure that units participating in state or federal rental assistance or subsidy programs remain in those programs to retain affordability.

Program 6:1 Legally restrict units intended for low-income and/or employee housing uses to those uses, report on legal status/policies of agency owned housing units.

Responsible Agencies: BOS, State/Federal Agencies/CDD

Timeframe: Ongoing

Progress: No restricted units added during cycle.

Adjustments: County sold units should have deed restriction mechanism.

Program 6:2 Continue to enforce regulations in the Mono County General Plan concerning the conversion of residential facilities or mobile-home spaces in a mobile-home park to other uses.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: No related projects during cycle.

Adjustments: Programs will continue.

Program 6:3 Provide incentives for property owners to participate in state or federally funded rental assistance or subsidy programs. These incentives may include fee reductions, administrative (grant) assistance, and streamlined permit processing for rehabilitations.

Responsible Agencies: BOS, CDD

Timeframe: Ongoing

Progress: No incentives provided during cycle.

Adjustments: Continue to explore incentives as they become available.

Program 6:4 Monitor the conversion of permanent housing or long-term rental housing into transient rentals, particularly within the Transient Rental Overlay Districts.

Responsible Agencies: CDD

Timeframe: Ongoing

Progress: Conversion of units recorded during short-term rental permitting process.

Adjustments: Continue to monitor. Short-term rentals are heavily regulated and rental history (i.e. if rented long-term in the past) is considered during approval process. Remove specific monitoring of Transient Rental Overlay Districts.

**2019 Mono County Housing Element Update
and Modifications to the AG and PF
Land Use Designations**

**Environmental Impact Report (EIR)
Addendum**

July 2019

Mono County Community Development Department

I. INTRODUCTION

The proposed project is General Plan Amendment (GPA) 19-02, the adoption of an update for the Mono County Housing Element and modifications to the Agriculture (AG) and Public Facilities (PF) Land Use Designations (LUDs). An addendum to the Mono County General Plan Final Environmental Impact Report (SCH# 2014061029) is proposed for this project as allowed by Section 15164 (a) of the CEQA Guidelines:

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

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

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

II. PROJECT DESCRIPTION

GPA 19-02 is the required update of the Mono County Housing Element. California State Housing Element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need and requires the Housing Element to be updated on a scheduled basis. The most recent cycle was five years, with the last update occurring in 2014. Mono County is now on an eight-year cycle that corresponds with the Regional Transportation Plan updates, meaning the updated document applies until 2027. The Housing Element contains policies and programs to provide opportunities for housing development for all income groups, without unreasonable constraints on that development.

The current update involves a comprehensive menu of policies targeted at improving housing, a revision of demographic and economic information, an analysis of current housing needs for various special populations, an update of resources and constraints to the development of housing in Mono County, and a discussion of the progress made in implementing programs in the element since the last update in 2014.

GPA 19-02 also includes a proposed modification to permitted uses in Public Facilities (PF) and Agriculture (AG) land use designations (LUDs) to become compliant with state housing law. The General Plan must identify a zone where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit (*Gov. Code, § 65583*). The PF land use designation has been determined to provide adequate capacity for emergency shelters through the inventory analysis completed in the updated Housing Element. While emergency shelters would currently be permitted in PF by the public landowner, the proposed General Plan Amendment adds emergency shelters to the list of permitted uses to more clearly demonstrate compliance with state law. In the AG land use designation, transitional and supportive housing is being proposed as an outright permitted use. State law requires transitional housing and supportive housing to be considered a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (*Gov. Code, § 65650*). Since residential uses such as a single-family dwelling are outright permitted uses, transitional and supportive housing must also be listed as an outright permitted use.

III. DECISION NOT TO PREPARE A SUBSEQUENT EIR

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

- (1) There are no substantial changes to the AG and PF land use designations or in the policies or programs in the Housing Element that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The policies and programs in the 2019 Update of the Mono County Housing Element do not impose any new significant environmental effects or increase the severity of identified effects. In addition, individual projects identified within the Housing Element will be covered by a project-level CEQA document at the time commitment is made to implement the project.

Under state law, supportive and transitional housing is considered a residential use and subject to the same standards as other residential housing, and therefore has the same impacts as other outright permitted residential housing. Similarly, emergency homeless shelters are subject to the same development and management standards that apply to residential or commercial development, and therefore have the same impacts as other outright permitted commercial and residential facilities in the PF LUD. Therefore, no new impacts will result from the changes to either the AG or PF LUD that were not already analyzed in the 2015 EIR.

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

No revisions to the EIR are required, since the updated policies and programs and changes to the land use designations do not create or increase any environmental effects.

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

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

As discussed previously, the proposed update does not involve changes in the housing policies or programs that would create any new environmental impacts or increase severity, and the land use designation changes would not create any new impacts or increase severity. Updated information and analysis related to available sites and development practices did not uncover any new significant impacts.

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

The update does not involve changes for many of the Housing Element's policies and programs and, for those that do involve change, the proposed changes are minor. None of the mitigation measures or alternatives previously found to not be feasible have been found to be feasible now. None of these mitigation measures or alternatives were related to the land use designation changes, and therefore no mitigation measures related to these changes are feasible.

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

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

IV. CONCLUSION

Based on the considerations and analyses presented above and based on the provisions contained in CEQA §15164(a) as presented in its entirety in this Addendum, it is concluded that none of the conditions calling for preparation of a subsequent EIR have occurred. The County of Mono, acting as Lead Agency, has therefore determined that an Addendum to the adopted 2015 Mono County General Plan EIR is the appropriate CEQA document for the proposed General Plan Amendment 19-02.

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