MONO COUNTY
PLANNING COMMISSION

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SPECIAL MEETING AGENDA

January 20, 2022 – 9:00 a.m.

This meeting will be held via teleconferencing with members of the Commission attending from separate remote locations. As authorized by AB 361, dated September 16, 2021, a local agency may use teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during a declared state of emergency and local officials haverecommended or imposed measures to promote social distancing or the body cannot meet safely in person andthe legislative body has made such findings.

Members of the public may participate via the Zoom Webinar, including listening to the meeting and providing public comment, by following the instructions below. If you are unable to join the Zoom Webinar of the Commission meeting, you may still view the live stream of the meeting by visiting

1. Joining via Zoom

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To join the meeting by computer

Visit: https://monocounty.zoom.us/j/85863836104
Or visit https://www.zoom.us/ and click on "Join A Meeting." ***Use Zoom Meeting ID***: 858 6383 6104
To provide public comment (at appropriate times) during the meeting, press the "**Raise Hand**" hand button on your screen and wait to be acknowledged by the Chair or staff.

To join the meeting by telephone

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

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

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

3. **MEETING MINUTES**
   - **A.** Review and adopt minutes of December 16, 2021 (pg. 1)
   - **B.** Review and adopt minutes of January 6, 2022 (pg. 4)

4. **ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS** (pg. 6)

5. **PUBLIC HEARING**
   - **A. CONDITIONAL USE PERMIT 20-003/Morton.** Proposal for residential and commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include two commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively. *Staff: Bentley Regehr* (pg. 10)

6. **WORKSHOP**
   - **A. Housing Programs Update and Policy Discussion.** An overview of housing programs and potential policy items. *Staff: Bentley Regehr* (pg. 110)
   - **B. Accessory Dwelling Unit Prescriptive Designs.** Review of proposed accessory dwelling unit prescriptive designs, as funded by the SB-2 planning grant. *Staff: Bentley Regehr* (pg. 124)

7. **REPORTS**
   - **A. Director** (pg. 143)
   - **B. Commissioners**

8. **INFORMATIONAL**

   No Item

9. **ADJOURN** to February 17, 2022

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. For inclusion on the e-mail distribution list, send request to bperatt@mono.ca.gov.

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

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Draft Minutes

December 16, 2021 – 9:00 a.m.

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

STAFF: Wendy Sugimura, director; Michael Draper planning analyst; Heidi Willson, planning commission clerk, Christian Milovich, county counsel

PUBLIC: Nancy and David Voss, Craig Tapley, Barbara Miller

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1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   Meeting called to order at 9:01 am and the Commissioners led the pledge of allegiance.

2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda. Please refer to the Teleconference information section to determine how to make public comment for this meeting.
   - No Public Comment

3. **MEETING MINUTES**
   Review and adopt minutes of November 18, 2021. Title corrected to state "minutes" instead of "agenda".
   Motion: Approve the minutes November 18, 2021, with corrections.
   Lagomarsini motion; Lizza second.
   Roll-call vote – Ayes: Fogg, Lizza, Lagomarsini, Robertson. Abstain: Bush. **Motion passed 4-0 with one abstention.**

4. **ADOPT RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS**
   Motion: Approve resolution AB 361 to continue digital meetings.
   Lizza motion; Lagomarsini second.
   Roll-call vote – Ayes: Fogg, Bush, Lizza, Lagomarsini, Robertson. **Motion passed 5-0.**

5. **PUBLIC HEARING**
   A. **9:05 a.m. VARIANCE 21-004/Miller.** The project proposes to reduce the required front yard setback from 20' to 5' for the purpose of constructing a carport. The property, 214 Skyline Drive, June Lake (APN 015-060-039), is developed with a single-family residence. The property is designated Single-Family Residential and is 0.29 acres. Development is constrained on the property due to the topography and rock features. The carport is intended to protect the owner and property from snow shedding off the roof. *Staff: Michael Draper*
      - Michael Draper: Presented the staff report and answered questions from the Commission.

- Applicant Barbra Miller: Spoke regarding her safety from the snow shedding off her roof. The carport would allow a safe place to park and enter her home.

Public Comment Opened at 9:35am

- Nancy and David Voss: Concerned regarding the location of snow shedding from the carport. Their snow storage would be affected with where her snow shedding would go, and it would limit access to the entrance of their home. The propane tanks are not in a safe location. Concerned regarding the parking on the road if guests were to visit.
- Craig Tapley: Very steep roof line causes snow to shed where Mrs. Miller parks and makes for a dangerous situation. This carport would give her safe and reasonable access to her residence. The concern for snow removal can easily be addressed with Mrs. Millers snow removal company using blowers and scoopers.
- Barbara Miller: The carport would only be covering where the roof is shedding. Propane tanks were placed by AmeriGas at their recommended location.

Public Hearing Closed at 10:06am

Commission Deliberation

- Commissioner Lizza: Cannot make findings in A. Suggested solution is to make the West property line the front of the property which would allow construction outside of the 10 ft setback. Not a full carport but enough to protect from roof shed.
- Commissioner Lagomarsini: Very interesting property design. Can make the finding as required.
- Commissioner Bush: Can see this going either way. Can see both sides of the situation. On Figure 4, the positioning of the structures looks like the snow shedding on the propane tanks are coming from the Voss's garage. The carport would be a benefit to the snow storage.
- Commissioner Fogg: Visited the site and the primary issue is the constraints of the property. Due to the size, shape, and topography of this location findings in A can be made.
- Chair Robertson: Would it be appropriate to add a condition of approval to include a snow removal contract? Can make finding A.

Motion: 1) Find the project qualifies as a categorical exemption under CEQA §15301. 2) Instruct staff to file a notice of exemption; 3) Make the required finding as contained in the staff report and approve Variance 21-004.
Robertson motion; Bush second.
Roll-call vote – Ayes: Fogg, Bush, Lagomarsini, Robertson. Nay: Lizza. **Motion passed 4-1.**

6. WORKSHOP

No items

7. REPORTS

A. Director

- LADWP has an adaptive management plan that provides water to rancher leases in support of sage grouse. Very little water available which was hard to make water management decisions.
- Board of Supervisors discussed various housing policies, will workshop with the Planning Commission at the next meeting.
- Black Point Mine and a Use Permit may be agendized for the next meeting.
- Cannabis Use permit in process.
- 8 Director reviews currently in process.
- 8 LLA/ LM in process.

- Approved a Director review for a RV in an avalanche area.
- Mammoth Pacific Director review approval to operate for another 30 years.
- Owens Valley Groundwater Authority approved the groundwater stainability plan on December 9th.

B. Commissioners

- Commissioner Robertson: Received a lot of snow in Mammoth, causing lots of problems with removal.

8. INFORMATIONAL

A. Board of Forestry and Fire Protection's November 22, 2021 Draft Minimum Fire Safe Regulations
https://www.rcrcnet.org/sites/default/files/useruploads/Documents/Barbed_Wire/December_03_2021/rpc-2-d-draft-state-minimum-fire-safe-regulations-revisions-nov-22_ada.pdf

9. ADJOURN to January 20, 2022

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Commissioners participate from a remote location per COVID public health precautions. Interested persons may appear before the Commission at the digital meeting 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.

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Minutes

January 6, 2022 – 9:00 a.m.

COMMISSIONER: Roberta Lagomarsini, Scott Bush, Patricia Robertson

STAFF: Wendy Sugimura, director; Heidi Willson, planning commission clerk

PUBLIC: None

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

2. **PUBLIC COMMENT**: Opportunity to address the Planning Commission on items not on the agenda. Please refer to the Teleconference information section to determine how to make public comment for this meeting.
   - No public comment

3. **CONSIDER ADOPTION OF RESOLUTION AB 361 TO CONTINUE DIGITAL MEETINGS**
   Motion: Approve resolution AB361 to continue digital meetings.
   Lagomarsini motion; Bush second.
   ***Roll-call vote – Ayes: Bush, Lagomarsini, Robertson.* Motion passed 3-0.**

4. **ADJOURN** to January 20, 2022

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January 20, 2022

TO: Mono County Planning Commission

FROM: Wendy Sugimura, Director

SUBJECT: Assembly Bill 361 Virtual Meetings

RECOMMENDATION

Adopt Resolution R22-01 to continue meeting under modified teleconferencing rules.

BACKGROUND

On March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic. That Proclamation remains in effect. Subsequently, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which modified the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the "Brown Act"), in order to allow legislative bodies to meet from remote locations without opening those locations to the public or complying with certain agenda requirements. Those modifications remained in effect through September 30, 2021.

DISCUSSION

In anticipation of the expiration of the applicable provisions of Executive Order N-29-20, the California legislature adopted, and Governor Newsom signed, AB 361. AB 361 amended the Brown Act to allow local legislative bodies to continue to meet under the modified teleconferencing rules until January 1, 2024, if the meeting occurs during a proclaimed state of emergency and the legislative body finds that it has reconsidered the circumstances of the state of emergency and either:

- measures to promote social distancing have been imposed or recommended by local health officials; or
- the state of emergency continues to directly impact the ability of the members to meet safely in person.

The Local Health Officer and the Director of Mono County Public Health have recommended that measures be implemented to promote social distancing, including the holding of virtual meetings. A copy of the memo memorializing that recommendation is attached to the draft proposed resolution (Attachment 1).

In order to continue meeting virtually under those modified rules after February 20, the Commission will again need to reconsider the circumstances of the state of emergency and again make one of the additional findings required by AB 361.

Attachment

1. AB 361 Resolution with Public Health recommendation

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION AUTHORIZING REMOTE TELECONFERENCE MEETINGS FOR THE PERIOD OF JANUARY 20, 2022, THROUGH FEBRUARY 20, 2022, PURSUANT TO AB 361

WHEREAS, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic, which Proclamation remains in effect; and

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, modifying the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the "Brown Act"), subject to compliance with certain requirements; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21, providing that the modifications would remain in place through September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361, providing that a legislative body subject to the Brown Act may continue to meet under modified teleconferencing rules if the meeting occurs during a proclaimed state of emergency and state or local officials have imposed or recommended measures to promote social distancing; and

WHEREAS, the Local Health Officer and the Director of Mono County Public Health have recommended that measures be implemented to promote social distancing, including the holding of virtual meetings of legislative bodies within the County of Mono, a copy of that recommendation is attached as an exhibit and incorporated herein; and

WHEREAS, in the interest of public health and safety, and in response to the local recommendation for measures to promote social distancing, the Mono County Planning Commission (the "Legislative Body") deems it necessary to invoke the provisions of AB 361 related to teleconferencing.

NOW, THEREFORE, THE LEGISLATIVE BODY FINDS AND RESOLVES that:

SECTION ONE: The recitals set forth above are true and correct and are adopted as findings of the Legislative Body.

SECTION TWO: The Legislative Body has reconsidered the circumstances of the State of Emergency.

SECTION THREE: State or local officials have recommended measures to promote social distancing, including the holding of virtual meetings for legislative bodies within the County of Mono that are subject to the Brown Act.

SECTION FOUR: Meetings of the Legislative Body shall be held 100% virtually through February 20, 2022.

SECTION FIVE: Staff is directed to return to the Legislative Body no later than thirty (30) days after the adoption of this resolution, or at the next meeting of the Legislative Body, if later, for the Legislative Body to consider whether to again make the findings required to meet under the modified teleconference procedures of AB 361.

PASSED, APPROVED and **ADOPTED** this 20 day of January 2022, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

____
Patricia Robertson, Chair

ATTEST:	APPROVED AS TO FORM:
______________________________	______________________________
Heidi Willson Secretary of the Planning Commission	Christian Milovich Assistant County Counsel

MONO COUNTY HEALTH DEPARTMENT
Public Health

P.O. BOX 476, BRIDGEPORT, CA 93517 PHONE (760) 932-5580 • FAX (760) 932-5284
P.O. BOX 3329, MAMMOTH LAKES, CA 93546 PHONE (760) 924-1830 • FAX (760) 924-1831

To: Board of Supervisors

From: Bryan Wheeler, Director of Public Health

Re: Recommendation regarding Social Distancing and Virtual Meetings

Both Mono County “covering” Health Officer Dr. Rick Johnson and I strongly recommend that physical/social distancing measures continue to be practiced throughout our Mono County communities, including at meetings of the Board of Supervisors and other County-related legislative bodies subject to the Brown Act, to minimize the spread of COVID-19.

Whether vaccinated or not, positive individuals are contracting the Delta variant and infecting others in our communities. Social distancing and masking are crucial mitigation measure to prevent the disease’s spread. Virtual board meetings allow for the participation of the community, county staff, presenters, and board members in a safe environment, with no risk of contagion. It is recommended that legislative bodies in Mono County implement fully-remote meetings to the extent possible.

If you have any questions regarding this recommendation, please do not hesitate to contact me. We will continue to evaluate this recommendation on an ongoing basis and will communicate when there is no longer such a recommendation with respect to meetings for public bodies.

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January 20, 2022

To: Mono County Planning Commission

From: Bentley Regehr, Planning Analyst

Re: Use Permit 20-003/Morton

Recommendation

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15183 and instruct staff to file a Notice of Exemption;
2. Make the recommendation to the Board of Supervisors to waive County permitting processing fees, consistent with Housing Element Program 2.10 (consultant fees would still be charged);
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 20-003 subject to Conditions of Approval.

Background

The 1.44-acre project site is located along the State Route (SR) 158 commercial corridor in June Lake. The project is located on two parcels: APN 015-104-053 (Lot A) and 015-140-054 (Lot B). Lot A is 0.67 acres and will consist of residential development, while Lot B is 0.77 acres and will consist of commercial development.

The project site is designated as Commercial Lodging-High (Lot A) and Commercial (Lot B). The Land Use Designation for parcels adjacent to the project site are Commercial, Mixed Use, and Commercial Lodging-High (see Figure 1).

The project site is currently occupied by six existing buildings including:

- A duplex; Lot B (Figures 3.1, 3.2)
- Two two-story retail shops; Lot A (Figure 3.3).
- A main house/residential unit; Lot A (Figure 3.4)
- A separate retail area; Lot A (Figure 3.4)
- An office; Lot B

The front area of the main house consists of an office and a small store. The back area of the main house is one residential unit.

Figure 1: Surrounding Land Use Designations

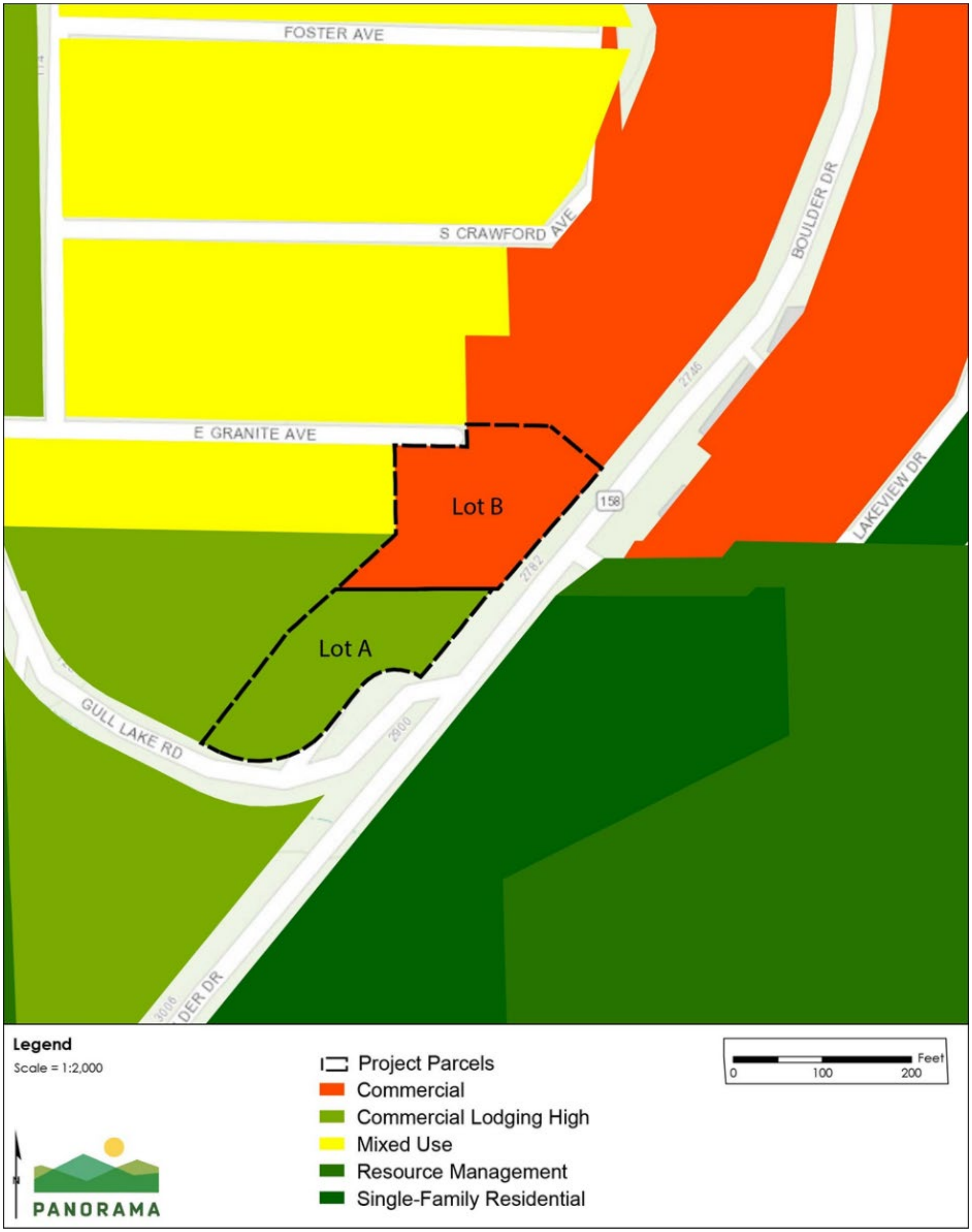
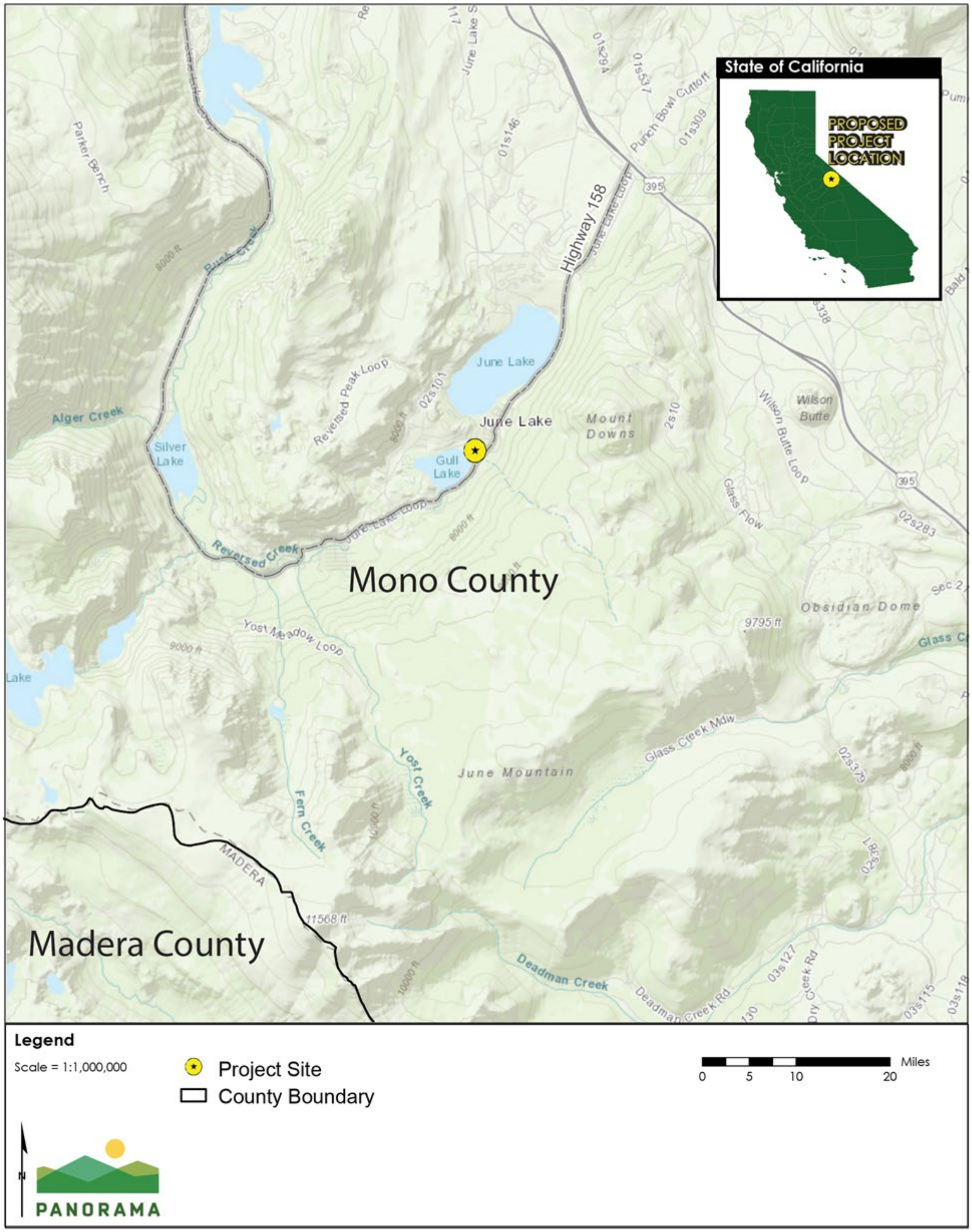


Figure 2: Project location



Figures 3.1-3.4: Existing Structures

Discussion

Lot A - Residential

Two two-story buildings would be constructed on Lot A. Each building would consist of six, two-bedroom apartments for a total 12 apartment units (proposed density of 18 units/acre). The buildings will each have a footprint of 2,200 square feet and be 25.5 feet in height.

Lot A has a land use designation of Commercial Lodging-High (CL-H) which allows for a density of up to 15 units/acre. One of the 12 apartment units would be deeded to low-income housing. Restricting one unit for low-income housing would allow for a 20 percent density bonus on Lot A, which would result in a density standard of 18 units/acre. Density bonus standards are based current State guidelines. The deed restriction will be based on the State's income level limits at the time of application for the required building permit.

Lot B - Commercial/Retail

The project would include construction of two two-story structures on Lot B. Table 1 provides a summary of building information for Lot B.

Table 1: Lot B Building Information

Building	Building Use	Building Footprint	Building Size	Height
Building 1	Office and retail	0.06 acre 2,400 square feet	4,450 square feet	30 feet
Building 2	Lower floor: warehouse Upper floor: office and retail	0.07 acre 3,000 square feet	5,520 square feet	30 feet

All buildings for the project would be constructed in a Mountain Village architectural style with composite fire-resistant siding, wood frame, and metal roof. All exterior lighting would be installed to comply with the Mono County Land Use Element Chapter 23, Dark Sky Regulations, and all lighting will be shielded and downward directed.

Parking and Access

The residential and commercial access for the project site would be provided via Gull Lake Road at the south end of the project site. Vehicles would enter the project site off Gull Lake Road at the southwest of corner of Lot A. Parking areas would consist of a total of 71 uncovered parking spaces and four spaces for handicap-accessible parking. The parking areas would be approximately 0.55 acre and would be stabilized with permeable material (such as gravel, decomposed granite, large aggregates, and porous asphalt). Access from East Granite

Avenue would be gated and would not provide an alternate access point. The proposal does not include improvements to East Granite Avenue and East Granite Avenue does not extend to the project site (see Figure 1).

The project site is located within June Lake Central Business Parking District. The number of parking spaces and parking stall dimensions have been designed to meet parking requirements provided in Section 06.090 Central Business Parking District, of the Mono County General Plan as shown in Table 2. Driveways and access points would comply with all County fire safety standards to maximize entry and egress space for emergency vehicles. A will-serve letter from the June Lake Fire Protection District is required as a condition of approval.

Table 2: Parking Calculations

Building	Building Size	Section 06.090 Parking Requirements	Standard Required Parking Spaces	Required Parking Spaces with C.B.D. Credit*	Total Proposed Project Parking Spaces
Apartment Building 1	4,400 square feet (6 units)	2 spaces per unit; 1 guest space per 6 units	13 spaces	13 spaces	13 spaces
Apartment Building 2	4,400 square feet (6 units)	2 spaces per unit; 1 guest space per 6 units	13 spaces	13 spaces	13 spaces
Building 1	4,450 square feet	General Retail, Services & Offices: 1 space per 200 square feet of gross leasable floor area.	23 spaces	14 spaces	15 spaces
Building 2	5,520 square feet	General Retail, Services & Offices: 1 space per 200 square feet of gross leasable floor area. Warehouse: 1 space per 1,000 square feet of gross leasable floor area.	16 spaces	10 spaces	10 spaces
Shared parking spaces for all buildings			0 spaces	0 spaces	20 spaces
Total Parking Spaces			65 spaces	50 spaces	71 spaces
Americans with Disability Act (ADA): 1 space per 25 spaces			3 spaces	3 spaces	4 spaces

Building	Building Size	Section 06.090 Parking Requirements	Standard Required Parking Spaces	Required Parking Spaces with C.B.D. Credit*	Total Proposed Project Parking Spaces
Note: Within the June Lake central business parking district (C.B.D.), 60 percent of the minimum off-street parking requirements for non-overnight commercial uses in accordance with Table 06.010 of the Mono County General Plan is required.					

Signs

The project includes installation of signs made from rustic redwood boards. All on-site signs would be designed and installed consistent with the standards set forth in the Land Use Element Chapter 7, Signs. Separate signage would be installed designating the residential and commercial parking areas. Signs will the submitted sign plan, as approved by the Community Development Director.

Snow Storage

The project has been designed to meet snow storage requirements provided in Section 04.300, Snow Storage Requirements, which requires snow storage areas to be 65 percent of the area from which the snow is to be removed. The total snow storage required for the project would be a minimum of 17,777 square feet and approximately 23,675 square feet of snow storage would be provided by the project. The green space and some walkways (approximately 0.54 acre) would be used to accommodate snow storage when needed. The proposed concrete and decomposed granite surfaces would be suitable for snow removal. Snow storage is shown in green on the site plan (Attachment 1).

CEQA Compliance

CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code [PRC] §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

The following topics were analyzed through the CEQA 15183 Checklist: aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards, hydrology, land use, noise, population and housing, public services, recreation, and transportation. Notable analysis is outlined below. The full analysis of all mentioned topics can be found in the CEQA 15183 document (Attachment 2).

Aesthetics

The project site is located directly adjacent to SR 158, a two-lane County-designated scenic highway. The project would demolish the existing buildings and remove 27 trees on the property. Photos of the existing buildings and vegetation on site are provided in Figures 2.1-2.4. The proposed project includes landscaping and planting of 27 native trees along SR 158, including a pine tree and several aspen trees, which would replace the trees that would be removed and provide landscape screening of the proposed buildings for motorists and viewers on SR 158. The proposed two-story buildings are consistent with the height and architectural style of the buildings in the surrounding neighborhood. The project site slopes down and away from SR 158 so that the buildings are set lower in elevation than the highway, which reduces visibility of the project structures from the SR 158 scenic highway. No reflective materials will be used.

Biological Resources
The project site is surrounded by development to the north, west and southwest and SR 158 to the east and south. The project site has been developed in the past and does not contain established native resident or migratory wildlife corridors, native wildlife nursery sites, or aquatic habitat.

Trees located on and adjacent to the project site could provide suitable nesting habitat for migratory birds, protected under California Fish and Game Code 3503, which makes it illegal to take or destroy a nest without a valid permit. The project would include removal of 27 trees, which could contain bird nests. Construction vehicle noise could disturb or disrupt nesting activities and cause nest failure if nests were present at the time of construction. No nesting birds have been identified at the site. The project would comply with the 2015 General Plan policies and actions. GPU EIR mitigating Action 2.A.1.b. requires projects with potential impacts on nesting birds to consult with State and federal agencies, and to prepare a nesting bird plan, as necessary, as a condition of approval. Adherence to the GPU EIR mitigating Action 2.A.1.b and preparation of a nesting bird plan if tree removal occurs during the nesting season would result in a less than significant impact on nesting birds.

Cultural Resources

A cultural resources records search was conducted within 0.5 mile of the project site and concluded that no previously listed or eligible resources exist on the property (Great Basin Consulting Group, 2021). The Cherokee Lodge Complex, consisting of six buildings on the project site, was evaluated for potential designation as a historical resource or a historical district in accordance with the evaluation criteria of the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Cherokee Lodge Complex has no known associations with a person that made a significant contribution to the local, state, or national history, is not architecturally significant, and does not embody distinctive characteristics of type, period, or method of construction, nor represent the work of a master (Great Basin Consulting Group, 2021). The Cherokee Lodge Complex is therefore not eligible for listing on the CRHR or the NRHP, and the project would have no effect on historic properties.

Grading would disturb soils on site and these activities have the potential to result in the discovery of unknown historical resources. Any discovery of prehistoric or historic resources would be treated in accordance with all local, state, and federal regulations and, as appropriate, the Native American Historical, Cultural and Sacred Sites Act.

Housing
The project site is zoned for Commercial (Lot B) and Commercial Lodging – High (Lot A) uses. The proposed warehouse, office, and retail activities within Lot B would be consistent with the Mono County General Plan for uses permitted for Commercial land use designation. The proposed 12 apartment units on Lot A would meet the residential density standard set forth for Commercial Lodging-High land use designation with application of a density bonus due to the inclusion of one low-income designated housing unit.

Land Development Technical Advisory Committee

LDTAC met on July 19, 2020, to accept the application for processing. A final review of the Conditions of Approval was completed at the January 19, 2022, meeting.

Noticing & Public Comments

The Planning Commission hearing was noticed in the January 8 edition of The Sheet (Attachment 3). The project was also noticed to property owners within 300'. No comments were received at the time of the agenda being published.

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:*

As discussed above the project will meet all applicable provisions of the Mono County General Plan, including parking, setbacks, and snow storage, and will provide adequate access and circulation for the proposed uses. Trees that are removed for construction will be replaced by 27 new aspen and pine trees. The buildings will not exceed height limits and the project will have limited visibility due to topography, vegetation, and proposed materials.

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:*

   The project site is accessed from Gull Lake Drive via Highway 158. The amount of traffic generated will not have a significant impact beyond current traffic levels. The proposed uses are consistent with the existing land use designations.

3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area on which the property is located because:*

   As analyzed under CEQA Guidelines 15183, the project is consistent with the General Plan EIR and June Lake Area Plan policies. The project is not expected to have significant impacts to aesthetics, biological resources, cultural resources, circulation, or housing concerns.

4. *The proposed use is consistent with the map and text of the Mono County General Plan because:*

   The project supports County and June Lake objectives to support housing and economic development. The project proposes 12 housing units, including one unit deed-restricted to low-income.

MONO COUNTY LAND USE ELEMENT

Objective 1.D.
Provide for the housing needs of all resident income groups, and of part-time residents and visitors.

Policy 1.D.2. *Provide for affordable housing.*

Action 1.D.2.a. *Encourage the provision of a variety of rental housing in community areas.*

Objective 1.E.
Provide for commercial development to serve both residents and visitors.

Policy 1.E.1. *Concentrate commercial development within existing communities.*

Action 1.E.1.a. *Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.*

Policy 1.E.2. *Commercial uses should be developed in a compact manner; commercial core areas should be established/retained in each community area, and revitalized where applicable.*

MONO COUNTY LAND USE ELEMENT, June Lake 2010: June Lake Area Plan

June Lake Area Plan, Community Development Element

Objective 1.B. *Promote well-planned and functional community development that retains June Lake's Mountain community character and tourist-oriented economy.*

Objective 2.A. *Ensure future development projects mitigate impacts to the local housing stock*

Policy 2.A.3. *Mono County, where feasible, shall work with developers and the June Lake community in constructing and maintaining affordable housing for residents.*

Action 2.A.3.a. *Density bonuses for affordable housing shall be applied consistent with State law (GC §65915)*

Policy 2.A.4. *Promote year-round housing types and housing for low- and moderate- income households*

Objective I: *Maintain the June Lake village as the Loop's commercial core by providing a wide range of commercial and residential uses in a pedestrian-oriented atmosphere.*

MONO COUNTY HOUSING ELEMENT

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

Program 2.9 Award at least one density bonus for a qualifying project consistent with state law.

Program 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.

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

Attachments:

1. Site Plan
2. CEQA 15183 Analysis
3. Noticing

MONO COUNTY

Planning Division

NOTICE OF DECISION & USE PERMIT

USE PERMIT: 20-003 **APPLICANT:** Don Morton

ASSESSOR PARCEL NUMBER:

PROJECT TITLE: Use Permit 20-003

PROJECT LOCATION:

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: January 20, 2022
EFFECTIVE DATE USE PERMIT: January 31, 2022

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: January 20, 2022

cc: X Applicant
X Public Works
X Building
X Compliance

CONDITIONS OF APPROVAL

1. All required parking shall be contained on-site, as shown on the parking plan. Spaces along Hwy 158 do not count toward parking requirements for the project and are subject to Caltrans regulations.

2. All signs shall comply with Chapter 7 of the Land Use Element and the submitted sign plan, as approved by the Community Development Director.

3. At least one residential unit shall be deed restricted to a low-income level, as defined by the California Department of Housing and Community Development state income limits at the time of applying for a building permit. State income limits are set on an annual basis. Compliance with the deed restriction is subject to reporting or monitoring as required by Mono County.

4. Snow storage shall occur on-site within the designated areas shown on the site plan. In the event that on-site snow storage is not sufficient, the applicant shall contract with a snow removal provider for off-site storage.

5. Consultation is required with the appropriate State and Federal agencies prior to removal of trees that may contain nesting birds. Requirements imposed by any State or Federal agencies shall be followed.

6. All exterior lighting shall comply with the standards for downward directed and fully shielded lighting, consistent with General Plan Chapter 23, Dark Sky Regulations.

7. The project shall receive will-serve letters from the June Lake Fire Department and June Lake PUD.

8. Project shall comply with applicable requirements by other Mono County departments and divisions including, but not limited to, Public Works, Tax Collector, Sheriff's office, Building Division, and Environmental Health.

9. 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.

10. Revocation: The Commission may revoke the rights granted by a use permit and the property affected thereby shall be subject to all of the provisions and regulations of the Land Use Designations and Land Development Regulations applicable as of the effective date of revocation. Such revocation shall include the failure to comply with any condition contained in the use permit or the violation by the owner or tenant of any provision pertaining to the premises for which such use permit was granted. Before the Commission shall consider revocation of any permit, the Commission shall hold a public hearing thereon after giving written notice thereof to the permittee at least 10 days in advance of such hearing. The decision of the Commission may be appealed to the Board of Supervisors in accordance with Chapter 47, Appeals, and shall be accompanied by an appropriate filing fee.

11. Termination: Per section 32.060 of the Land Use Element, a use permit shall terminate and all rights granted therein shall lapse, and the property affected thereby shall be subject to all the provisions and regulations applicable to the land use designation in which such property is classified at the time of such abandonment, when any of the following occur:
    - There is a failure to commence the exercise of such rights, as determined by the Director, within two years from the date of approval thereof or as specified in the conditions. If applicable, time shall be

tolled during litigation. Exercise of rights shall mean substantial construction or physical alteration of property in reliance with the terms of the use permit;

- There is discontinuance for a continuous period of one year, as determined by the Director, of the exercise of the rights granted; and
- No extension is granted as provided in Section 32.070.

12. Extension: If there is a failure to exercise the rights of the use permit within two years (or as specified in the conditions) of the date of approval, the applicant may apply for an extension for an additional one year. Only one extension may be granted. Any request for extension shall be filed at least 60 days prior to the date of expiration and shall be accompanied by the appropriate fee. Upon receipt of the request for extension, the Planning Division shall review the application to determine the extent of review necessary and schedule it for public hearing. Conditions of approval for the use permit may be modified or expanded, including revision of the proposal, if deemed necessary. The Planning Division may also recommend that the Commission deny the request for extension.

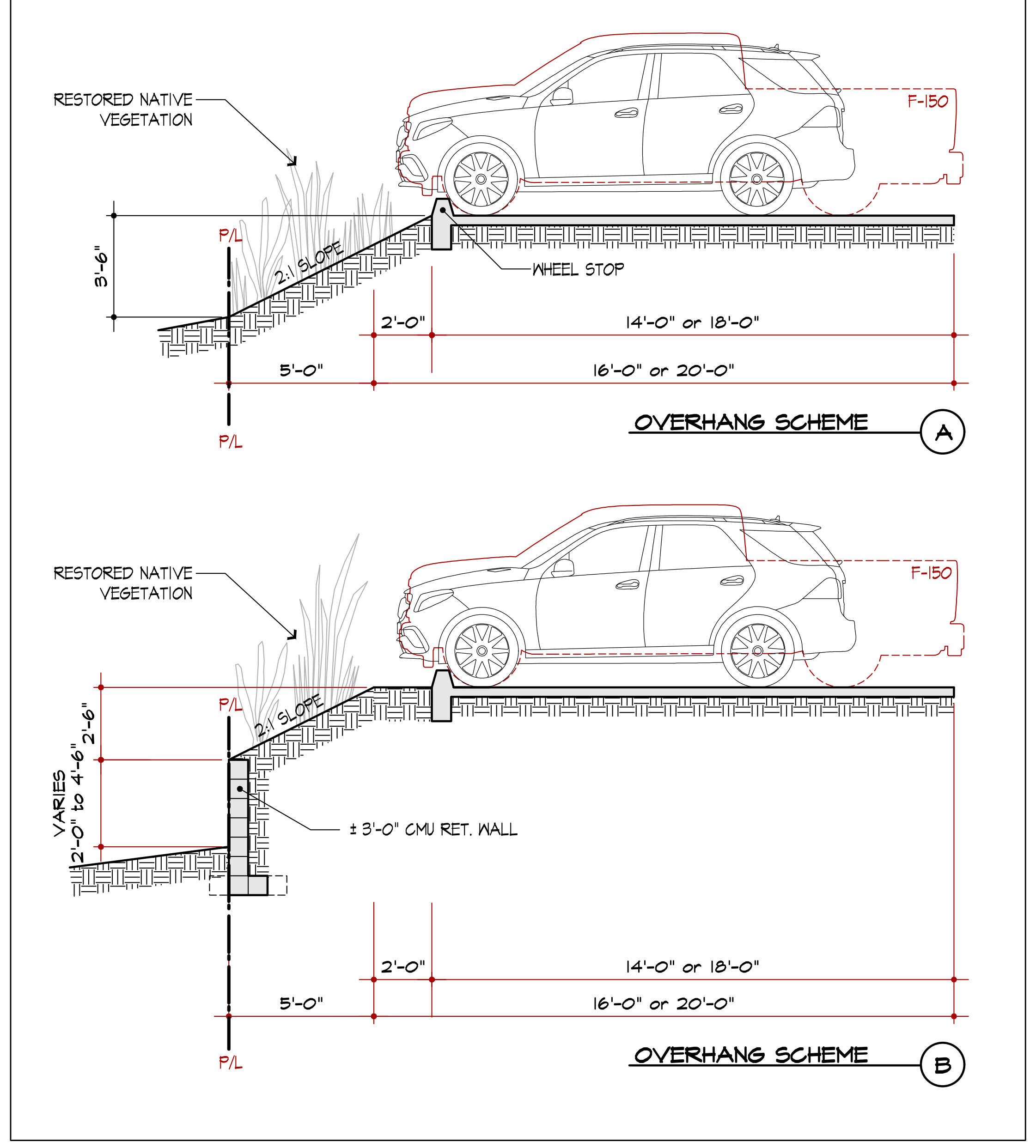
JUNE LAKE BUSINESS CENTER

SCHEMATIC PARKING PLAN

PARKING REQUIRED PER TABLE 06.0190 OF MONO COUNTY CODE (Lot Scheme 1)

BLDG.	BLDG. SIZE	USE PER TABLE	PK'G LOAD FACTOR	# OF SPACES	C.B.D. CREDIT	NOTES
BLDG. 1	4,450 SF	OFFICE/ RETAIL	1 SPACE / 200 SF	23 SPACES	14 SPACES	INCLUDES BOTH FLOORS
BLDG. 2	2,520 SF	OFFICE.RETAIL	1 SPACE / 200 SF	13 SPACES	8 SPACES	UPPER FLOOR ONLY
BLDG. 2	3,000 SF	WAREHOUSE	1 SPACE / 1000 SF	3 SPACES	2 SPACES	LOWER FLOOR ONLY
TOTAL SF	**9,970 SF**					
TOTAL SPACES REQUIRED FOR BUILDINGS 1 & 2				39 SPACES		
SPACES REQ'D WITH CENTRAL BUISNESS DISTRICT PARKING CREDIT (60% OF REQ.)					23 SPACES	BUILDINGS 1 & 2 ONLY - NOT INCL. APTS.
APT.	12 UNITS 8,880 SF	APARTMENTS	2 SPACES / RES. UNIT + 1 GUEST SPACE/ 6 UNITS	26 SPACES	26 SPACES	C.B.D. CREDIT N/A FOR RES. UNITS
TOTAL OFF STREET PARKING REQ'D BUILDINGS 1,2,3, & APTS				**65 SPACES REQUIRED**	**49 SPACES REQ.** (W/ CPD CREDIT)	
ON SITE PARKING SPACES PROVIDED					**71 SPACES PROVIDED**	
COMPACT PARKING ALLOWED			40% OF 71 SPACES		28 SPACES ALLOWED **26 SPACES PROVIDED**	COMPACT 8'x16' SPACE
ADA PARKING			1 SPACE / 25 SPACES 71 SPACES / 25 SPACES		3 REQ. **4 PROVIDED**	2 STANDARD; 1 VAN ACCESSIBLE REQ. 3 STANDARD; 1 VAN PROVIDED
STANDARD PARKING SPACES					45 PROVIDED	10'X20'

PARKING LOT EDGE CONDITION SECTIONS



SCHEMATIC PARKING PLAN

LEGEND

▨	PERMEABLE PARKING (GRAVEL, D.G., LARGE AGG. ASPHAULT)
▨	BUILDING 1 OFFICE / RETAIL BUILDING
▨	BUILDING 2 COMMERCIAL / RETAIL BUILDING
▨	APARTMENT BUILDINGS A & B
▨	ADDITIONAL SHARED PARKING

Contractor shall verify all field conditions for conformance to drawings before starting construction. All measurements are subject to verification by the contractor and he shall notify Ewing Architects Inc. of any discrepancies prior to fabrication or construction.

June Lake Business Center

Highway
CA-158
June Lake, CA
93529

JOB TITLE • ADDRESS
OWNER • ADDRESS

DON MORTON

----, ----

EWING
ARCHITECTS
INC. A.I.A.

723 E. California Bl.
Pasadena, CA 91106
626 / 584 - 0860
FAX / 584 - 5905
EwingArchitects.com

CONSULTANTS

These drawings are to be considered preliminary and are not approved for construction until the owner and the Architect have signed below. These drawings are not to be used for construction by the contractor until the contractor has signed below. Signatures below by Owner and Contractor indicate a complete review and knowledge of the scope, contents and conditions as set forth in these documents.

OWNER

ARCHITECT

CONTRACTOR

REVISIONS

○
○
○
○
○
○
○

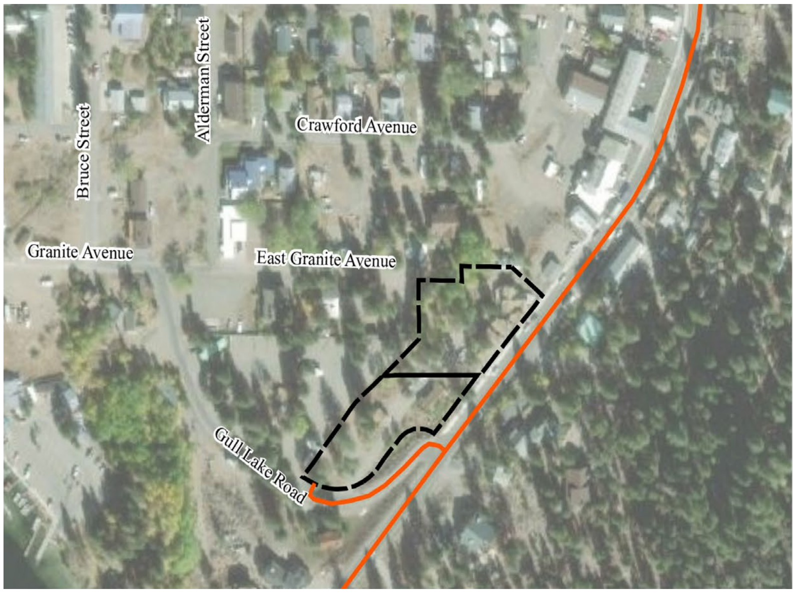
PLOT DATE
Jul. 8, 20
PLAN CHECK DATE

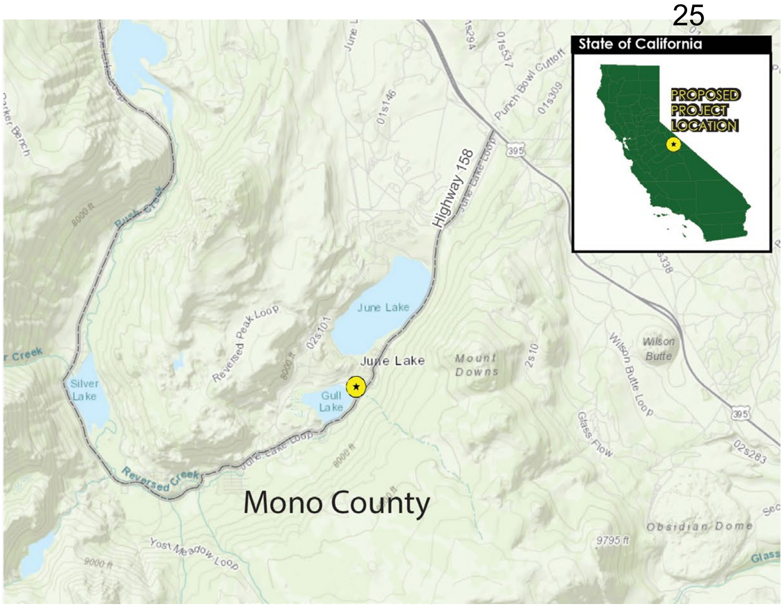
PERMIT DATE

PROJECT START DATE

19-930
JOB. NO.
DRAWN LAST

SITE PARKING PLAN
SHEET TITLE
A1.2.1R
SHEET NO.





Mono County

June Lake Business Center Development

Initial Study Checklist

December 2021

717 Market Street, Suite 400
San Francisco, CA 94103
650-373-1200
www.panoramaenv.com

PANORAMA
ENVIRONMENTAL, INC.

Mono County
June Lake Business Center Development
Initial Study Checklist

December 2021

Prepared for:
Mono County Community Development Department
Planning Division
P.O. Box 347
Mammoth Lakes, CA 93546

Prepared by:
Panorama Environmental, Inc.
717 Market Street, Suite 400
San Francisco, CA 94103
650-373-1200
susanne.heim@panoramaenv.com

www.panoramaenv.com

PANORAMA
ENVIRONMENTAL, INC.

Table of Contents

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1 Introduction

1.1 Application for Use Permit

Don and Lynn Morton, project applicant, are proposing to develop a mix of residential and commercial uses in the June Lake area of Mono County (project) (Figure 1-1). The project is located on two parcels (Assessor Parcel Numbers [APNs] 015-104-053 and 015-014-054) that are currently designated Commercial and Commercial Lodging-High, respectively. The project would include demolition of existing structures, construction of two two-story commercial buildings on the Commercial parcel, and construction of 12 two-story apartment units on the Commercial Lodging-High parcel. The project would require approval from Mono County for a Use Permit which is required for residential development of four or more units in the Commercial Lodging-High land use designation and commercial buildings on the Commercial land use designation. The project applicant filed an application for a Use Permit for the project with Mono County in January 2020.

1.2 California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires public agencies to consider and analyze the potential environmental effects of activities that (a) involve the exercise of discretionary powers, (b) have potential to impact the environment, (c) meet the definition of a "project" and (d) are not categorically or statutorily exempt from CEQA. CEQA Guidelines §15183 provides a specific CEQA review process for qualifying projects that are consistent with a community plan or zoning. Under these regulations (reflected in California Public Resources Code [PRC] §21083.3 and CEQA Guidelines §15183), projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

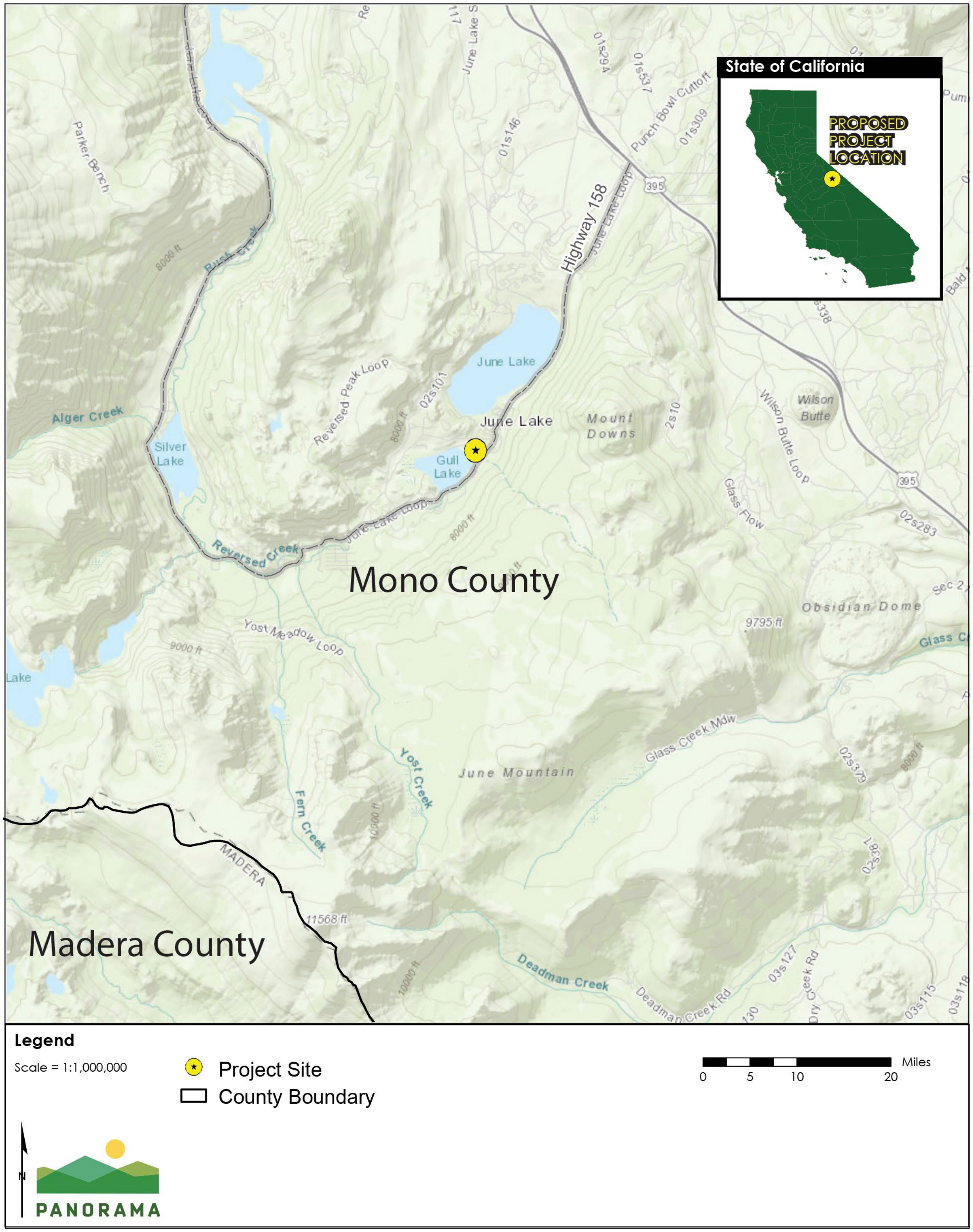
The project is located in the June Lake area and covered under the June Lake Area Plan. The June Lake Area Plan was incorporated into the Mono County General Plan Land Use element and adopted with the 2015 Mono County General Plan Update. The Mono County General Plan Update Final Environmental Impact Report (FEIR) was certified in 2015 (State Clearinghouse [SCH] #2014061029).

The Mono County Planning Division has prepared an Initial Study checklist to evaluate the project's consistency with the General Plan Update EIR. As mandated by the CEQA Guidelines Section 15183, this checklist identifies whether environmental effects of the project:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the land use, general plan, or community plan, with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan Update, community plan or zoning action; or
4. Are previously identified significant effects which, because of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
5. If environmental effects are identified as peculiar to the project and were not analyzed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the environmental effects?

Pursuant to CEQA Guidelines Section 15183, subsequent environmental impact analysis would be required if any impacts meet the above criteria.

Figure 1-1 Project Location



Sources: (Tele Atlas North America, Inc, 2018; US Geological Survey, 2013; U.S. Geological Survey, 2016)

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2 Project Description

2.1 Overview

The project includes construction and operation of the June Lake Business Center Development Project (project). The project would involve development of a mix of residential and commercial uses buildings on two parcels within the June Lake area in Mono County (Figure 2-2). Mono County is the Lead Agency with discretionary review of the project in compliance with the California Environmental Quality Act (CEQA)

2.2 Project Location and Site Description

The 1.44-acre project site is located along State Route (SR) 158 commercial corridor in the June Lake area of Mono County. The project is located on two parcels with Assessor's Parcel Numbers (APNs) 015-104-053 (Lot A) and 015-140-054 (Lot B).

The project site is currently occupied by six existing buildings including:

- A main house/residential unit; (Lot A)
- An office; (Lot B)
- A separate retail area; (Lot A)
- A duplex; and (Lot B)
- Two two-story retail shops (Lot A).

The front area of the main house consists of an office and a small store with gasoline pump. The back area of the main house is one residential unit. The representative photographs of the existing buildings are shown in Figure 2-1.

2.2.1 Land Use Designations

The project site is designated as Commercial Lodging-High (Lot A) and Commercial (Lot B). The Land Use Designation[1] for parcels adjacent to the project site are Commercial, Mixed Use, and Commercial Lodging-High, as shown in Figure 2-2.

---

[1] As of August 2, 2019, Mono County's zoning maps are superseded by the planning and land use maps contained in the General Plan and Specific Plans (Mono County, 2019).

Figure 2-1 Representation Photographs of Existing Buildings

Duplex apartment/rental cabin.

Duplex apartment/rental cabin

Two-story retail shops

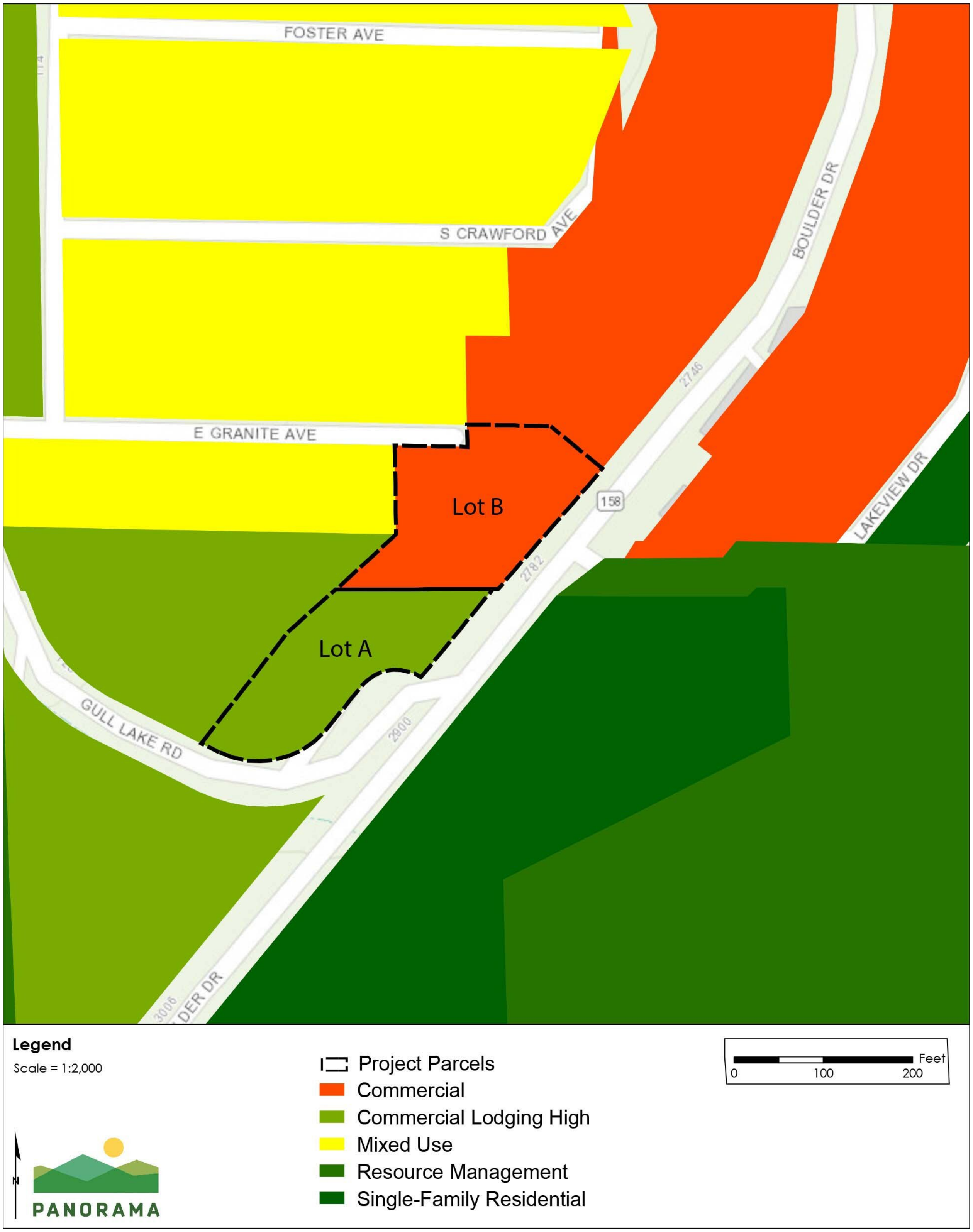
Residential Unit of the Main House

Source: (Mono County, 2021)

2.2.2 Site Access

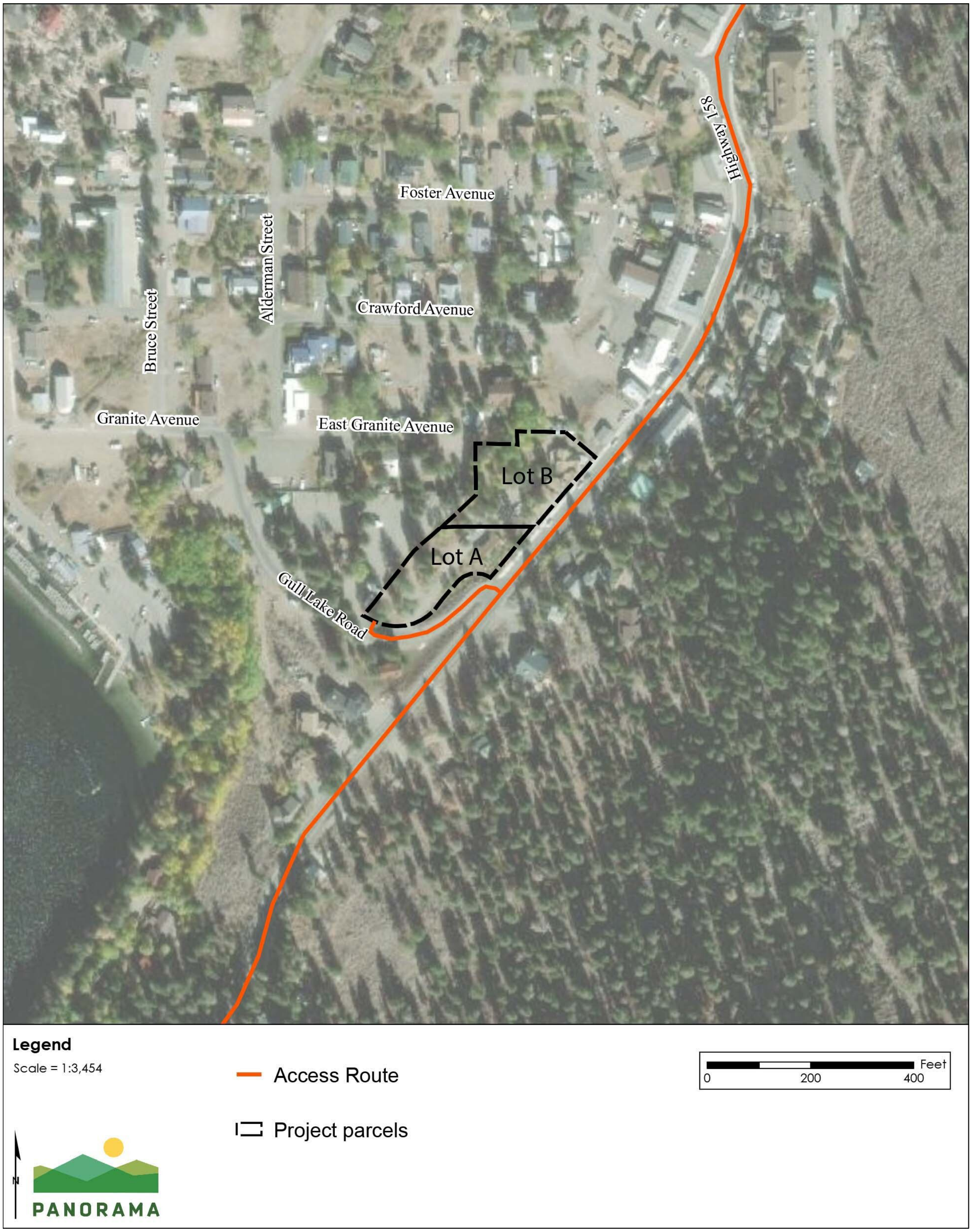
The project site is accessed from SR 158 via Gull Lake Road as shown on Figure 2-3.

Figure 2-2 Project Land Use Designation



Sources: (Tele Atlas North America, Inc, 2018; U.S. Geological Survey, 2016; Mono County, 2019; Mono County, 2020)

Figure 2-3 Project Site Access



Sources: (Tele Atlas North America, Inc, 2018; U.S. Geological Survey, 2016; Mono County, 2020; Mono County, 2020) Project Elements

2.3 New Buildings

Lot A Residential

Two two-story buildings would be constructed on Lot A (0.67 acre). Each building would consist of six, two-bedroom apartments for a total 12 apartment units (proposed density of 18 units/acre). Table 2-1 provides a summary of building information in Lot A.

Table 2-1 Lot A Building Information

Building	Number of Apartment Unit	Building Footprint	Building Size	Height
Apartment Building 1	6	0.05 acre 2,200 square feet	4,400 square feet	25.5 feet
Apartment Building 2	6	0.05 acre 2,200 square feet	4,400 square feet	25.5 feet

Lot A has a land use designation of Commercial Lodging-High which has a density standard of 15 units/acre. One of the 12 apartment units (approximately 10 percent) would be deeded to low-income housing. Restricting one unit for low-income housing would allow for a 20 percent density bonus[2] on Lot A, which would result in a density standard of 18 units/acre. Development of 12 apartment units on Lot A with one low-income restricted unit would meet the density standards set forth for residential units on Commercial Loading-High land use designation the density bonus.

Lot B Commercial/Retail

The project would include construction of two two-story structures in Lot B (0.77 acre). Table 2-2provides a summary of building information in Lot B.

Table 2-2 Lot B Building Information

Building	Building Use	Building Footprint	Building Size	Height
Building 1	Office and retail	0.06 acre 2,400 square feet	4,450 square feet	30 feet
Building 2	Lower floor: warehouse Upper floor: office and retail	0.07 acre 3,000 square feet	5,520 square feet	30 feet

Building Design and Lighting

The buildings would be constructed in a Mountain Village architectural style with composite fire-resistant siding, wood frame, and metal roof. All exterior lighting would be installed to

---

[2] Density bonus standards are based on State law provision (California Government Code Title 7. Planning and Land Use Division 1. Planning and Zoning Chapter 4.3).

comply with the Mono County Land Use Element Chapter 23, Dark Sky Regulations. All lighting will be shielded and downward directed.

2.3.1 Site Circulation and Parking

The residential and commercial access for the project site would be provided via Gull Lake Road at the south end of the project site. Vehicles would enter the project site off Gull Lake Road at the southwest of corner of Lot A. Parking areas would consist of a total of 71 uncovered parking spaces and four spaces for handicap-accessible parking. The parking areas would be approximately 0.55 acre and would be stabilized with permeable material (such as gravel, decomposed granite, large aggregates, and porous asphalt). Parking would be located north and east of the proposed buildings (Figure 2-4). Access from East Granite Avenue would be gated and would not provide an alternate access point. The proposal does not include improvements to East Granite Avenue.

The project site is located within June Lake Central Business Parking District. The number of parking spaces and parking stall dimensions have been designed to meet parking requirements provided in Section 06.090 Central Business Parking District of the Mono County General Plan as shown in Table 2-3 (Mono County, 2009). Driveways and access points would comply with all County fire safety standards to maximize entry and egress space for emergency vehicles. A will-serve letter from the June Lake Fire Protection District would be required as a condition of approval.

Table 2-3 Project Parking

Building	Building Size	Section 06.090 Parking Requirements	Standard Required Parking Spaces	Required Parking Spaces with C.B.D. Credit [a]	Total Proposed Project Parking Spaces
Apartment Building 1	4,400 square feet (6 units)	2 spaces per unit; 1 guest space per 6 units	13 spaces	13 spaces	13 spaces
Apartment Building 2	4,400 square feet (6 units)	2 spaces per unit; 1 guest space per 6 units	13 spaces	13 spaces	13 spaces
Building 1	4,450 square feet	General Retail, Services & Offices: 1 space per 200 square feet of gross leasable floor area.	23 spaces	14 spaces	15 spaces

Building	Building Size	Section 06.090 Parking Requirements	Standard Required Parking Spaces	Required Parking Spaces with C.B.D. Credit [a]	Total Proposed Project Parking Spaces
Building 2	5,520 square feet	General Retail, Services & Offices: 1 space per 200 square feet of gross leasable floor area. Warehouse: 1 space per 1,000 square feet of gross leasable floor area.	16 spaces	10 spaces	10 spaces
Shared parking spaces for all buildings			0 spaces	0 spaces	20 spaces
Total Parking Spaces			65 spaces	50 spaces	71 spaces
Americans with Disability Act (ADA): 1 space per 25 spaces			3 spaces	3 spaces	4 spaces

Note:

[a] Within the June Lake central business parking district (C.B.D.), 60 percent of the minimum off-street parking requirements for non-overnight commercial uses in accordance with Table 06.010 of the Mono County General Plan is required.

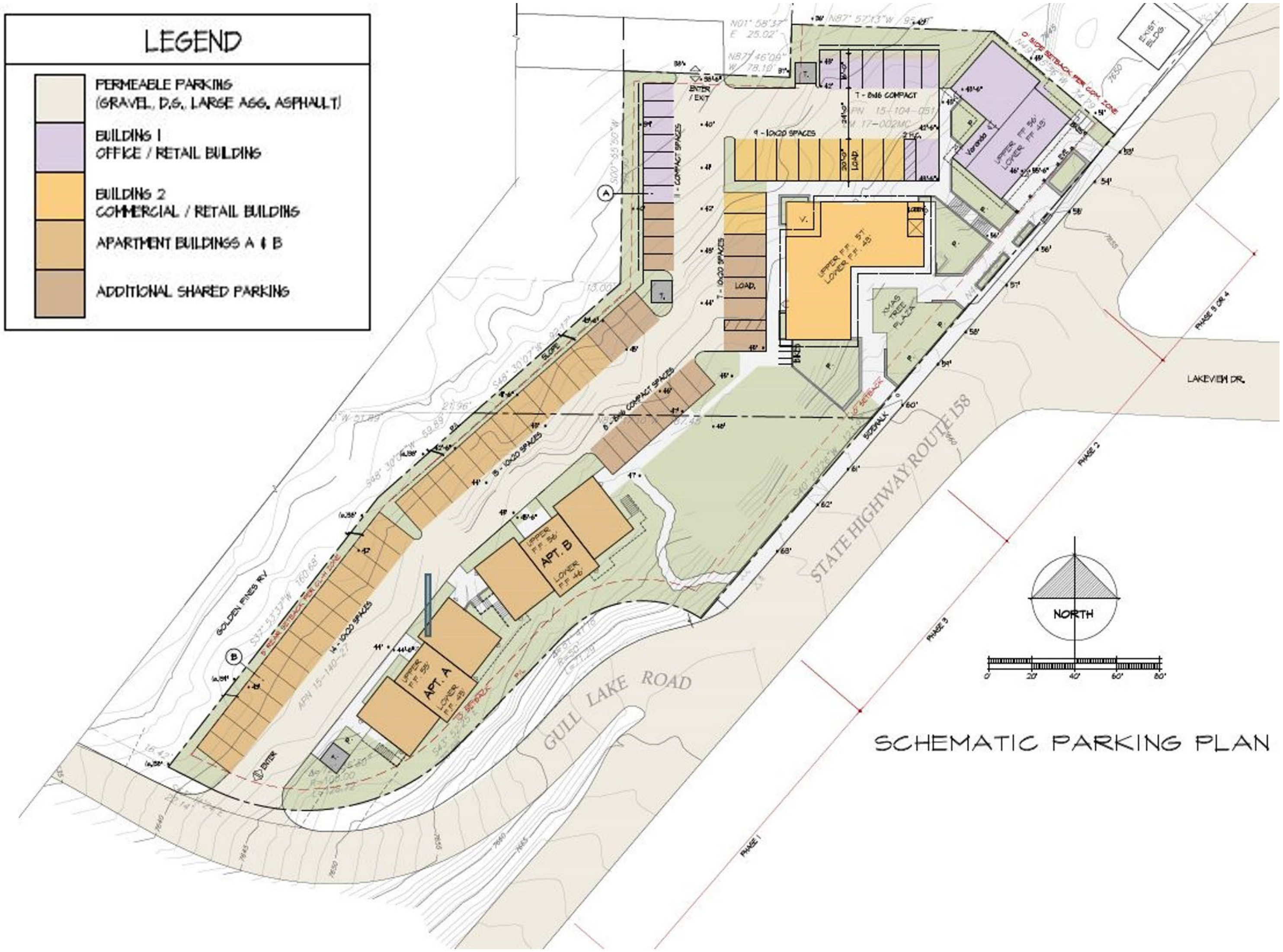
2.3.2 Signs

The project includes installation of signs made from rustic redwood boards. All on-site signs would be designed and installed consistent with the standards set forth in the County General Plan Land Use Element Chapter 7, Signs. Separate signage would be installed designating the residential and commercial parking areas.

2.3.3 Utilities and Public Services

The local providers of utilities and public services for the project are summarized in Table 2-4. The project would require extension (approximately 300 feet) of the existing water line, sewer line, electricity line, and cable and telephone lines to the project site.

Figure 2-4 Project Parking Plan and Site Plan



Source: (EWING Architects Inc., 2020)

Table 2-4 Utilities and Public Services Providers

Utilities and Public Services	Services Providers
Water	June Lake Public Utility District
Sewer	June Lake Public Utility District
Energy	Southern California Edison
Telecommunication	AT&T or Verizon
Solid Waste	D&S Waste Removal Inc.

2.3.4 Landscaping

The project would provide landscaping improvements around the project site. Approximately 0.5 acre of the project site along SR 158 and Gull Lake Road would be planted with native landscape material to create green space along the highway. Approximately 0.16 acre of the project site would be covered with concrete or decomposed granite to create walkways for access through the site. Concrete and decomposed granite surfaces would be suitable for snow removal. The project has been designed to meet snow storage requirements provided in Section 04.300 Snow Storage Requirements of the Mono County General Plan (Mono County, 2009), which requires snow storage areas to be 65 percent of the area from which the snow is to be removed. The total snow storage required for the project would be a minimum of 17,777 square feet and approximately 23,675 square feet of snow storage would be provided by the project. The green space and some walkways (approximately 0.54 acre) would be used to accommodate snow storage when needed.

2.4 Project Construction

2.4.1 Construction Phases and Schedule

Project construction would include three phases. Construction is anticipated to last 2 years and each construction phase would take approximately 6 to 7 months to complete. Construction would occur between the hours of 7:00 a.m. and 7:00 p.m. on Monday through Saturday. No work would occur on Sundays or holidays.

Phase 1 would include demolishing all existing buildings except the one that is located to the furthest north of the project site currently used for office space and construction of Building 2 and associated access and parking spaces for Building 2 within Lot B. Approximately 435 cubic yards of demolition material would be removed from the site and disposed of at Benton Crossing Landfill. Approximately 27 trees would be removed from the site prior to construction. The project site would require grading to create flat surfaces for the proposed buildings. All construction material would be staged on-site within the project boundary during construction.

Phase 2 would occur after Phase 1 is complete and would include demolition of the existing building and construction of 12 apartment units, access, and parking spaces in Lot A. Phase 3 would include construction of Building 1 and associated access and parking spaces for Building 1 within Lot B. Architectural coatings would be applied to all buildings during the final stage of construction for each phase.

2.4.2 Access and Staging

Work crew would access the project site via surrounding existing roads, including SR 158 and Gull Lake Road. Project staging and storage areas would be located with the project site.

2.4.3 Equipment and Personnel

Construction of the project would include typical heavy construction equipment including, but not limited to, concrete/industrial saws, tractors, loaders, backhoes, excavators, graders, cranes, forklifts, pavers, rollers, and water trucks. A maximum of 15 workers would be required for the project construction at a time. No more than 80 one-way vehicle trips from construction equipment and vehicles would occur daily during construction.

2.5 Agency Jurisdiction and Approvals

Mono County is the Lead Agency under CEQA with discretionary approval of the Use Permit. Other permits and approvals required to construct the project are listed in Table 2-5.

Table 2-5 Required Permits and Approvals

Permit or Approval	Agency	Function
Use Permit	Mono County Community Development Department, Planning Division	Residential developments of four or more units in the Commercial Lodging-High land use designation.
Building Permit	Mono County Community Development Department, Building Division	Construction of buildings and structures
Grading Permit	Mono County Department of Public Works	Grading more than 10,000 ft^2
National Pollutant Discharge Elimination System General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit)	State Water Resources Control Board	Surface disturbance greater than 1 acre
Encroachment Permits	Mono County Department of Public Works or Caltrans	Occupying public right of way during project construction

3 Environmental Analysis

Project Title:	June Lake Business Center Development
Lead Agency Name and Address:	Mono County Community Development Department P.O. Box 347 Mammoth Lakes, CA 93546
Project Location:	SR 158 commercial corridor at the intersection of Gull Lake Road in the June Lake area of Mono County
Planning Area:	June Lake
General Plan Designation:	Commercial and Commercial Lodging-High
Zoning:	N/A
Assessor Parcel Number (APN):	015-104-053 and 015-140-054

3.1 Overview

This checklist provides an analysis of potential environmental impacts resulting from the project. Environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guideline section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked "Significant Impact not identified by GPU EIR [General Plan Update EIR]" indicates the project would result in a project-specific significant impact (peculiar, off-site, or cumulative) that was not identified in the GPU EIR.
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of the analysis of potential environmental effects, and the applicability of the previously certified GPU EIR, is provided below the checklist for each subject area.

3.2 Aesthetics

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Except as provided in Public Resources Code Section 21099[3], would the project:					
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway or designated scenic roadway?	☒	☐	☐	☐	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☒	☐	☐	☐	☐

3.2.1 Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

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[3] PRC Code 21099 (d) states: *Aesthetic … impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.* The proposed project does not meet the definition of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area.

The project site is not located within view of any designated scenic vistas. The project would not affect views from any scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway or designated scenic roadway?

The project site is located directly adjacent to SR 158, a two-lane County-designated scenic highway in Mono County (Mono County, 2015). The project would demolish the existing buildings and remove 27 trees on the property. The buildings that would be demolished are not historic buildings as discussed below in Section 3.6, Cultural Resources. Photos of the existing buildings and vegetation on site are provided in Figure 2-1. The proposed project includes landscaping and planting of 27 native trees along SR 158, including a pine tree and several aspen trees, which would replace the trees that would be removed and provide landscape screening of the proposed buildings for motorists and viewers on SR 158. The proposed two-story buildings are consistent with the height and architectural style of the buildings in the surrounding neighborhood. The project site slopes down and away from SR 158 so that the buildings are set lower in elevation than the highway, which reduces visibility of the project structures from the SR 158 scenic highway. Therefore, the project would not substantially damage scenic resources within a designated scenic highway and the impact would be less than significant.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The visual character of the project site includes one- and two-story structures with dark, wooden façades. Depending upon the viewer location, the small structures, open conifer trees, and paved driveway dominate the views from the adjacent roadways. Forested mountains are visible in the background. The project would involve development of four two-story structures and removal of approximately 27 trees from the site. A large pine tree and several aspen trees would be planted on the site. The larger massing and height of the new structures (25.5 feet) would appear visually similar to the adjacent downtown two-story buildings visible along SR 158. Views of the site would be temporarily altered as fewer mature trees would remain. However, the proposed buildings and landscaping would appear visually consistent with the surrounding neighborhood context, and the resulting impact on visual character and quality would be less than significant.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

The project does not involve use of any reflective materials in the building exteriors. All proposed outdoor lighting would comply with the County's Dark Sky Regulations. The project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. All exterior lighting would be fully shielded and downward directed. Light-emitting diode (LED) lighting on the project site would not exceed temperature of 3000 Kelvin or greater. The impact would be less than significant.

3.2.2 Conclusion

The project impact on aesthetics would be less than significant. Further environmental analysis is not required under CEQA.

3.3 Agriculture and Forestry Resources

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☒	☐	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☒	☐	☐	☐	☐

3.3.1 Discussion

a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No farmland occurs in the project area. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

b) **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

The project site is designated as Commercial and Commercial Lodging-High land uses and is not zoned for agricultural use. The project site is not under Williamson Act contract. The project would not conflict with existing zoning for agricultural use or Williamson Act contract. No impact would occur.

c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

The project site is not zoned for forest land or timberland; therefore, it would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impact would occur.

d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

The project site is not zoned for forest land; therefore, it would not convert forest land to non-forest use. No impact would occur.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The project site would be developed for residential and commercial uses that would be consistent with existing land use designations for the site. The project would not covert agricultural land to non-agricultural use or covert forest land to non-forest use. No impact would occur.

3.3.2 Conclusion

The project would not impact agriculture or forestry resources. Further environmental analysis is not required under CEQA.

3.4 Air Quality

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	☐
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☒	☐	☐	☐	☐

3.4.1 Discussion

The project site is located in the June Lake area of Mono County within the great basin valleys air basin (Air Basin) under the jurisdiction of the Great Basin Unified Air Pollution Control District (GBUAPCD). The state and federal air quality standards were developed to protect public health and welfare. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to result in nonattainment of air quality standards. Instead, a project's individual emissions contribute to existing or potential cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, the project's impact on air quality would be considered significant.

The GBUAPCD and Mono County have not established CEQA thresholds for air quality emissions. However, if the lead agency does not have sufficient expertise in evaluating air quality impacts, thresholds adopted by an agency with greater expertise may be used (CAPCOA, 2008). The South Coast Air Quality Management District (SCAQMD) provides air quality significance thresholds for construction and operation (SCAQMD, 2019). The CEQA significance thresholds used by the SCAQMD have been adopted for the project as representative significance thresholds because the SCAQMD has developed thresholds for attainment of ozone and PM_{10} standards, and the project area currently is in a nonattainment area for both standards. Projects that would result in criteria air pollutant emissions below these significance thresholds would not result in a cumulatively considerable net increase in criteria air pollutants that are in nonattainment within the air basin.

The project site is located within a state and federal nonattainment area for coarse particulate matter (PM_{10}) and state nonattainment for ozone (CARB, 2018; USEPA, 2021). The project area is not located within an area that has an adopted State Implementation Plan (SIP).

a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

No air quality plan has been adopted that applies to the project site (GBUAPCD, n.d.). The project would not conflict with or obstruct implementation of an air quality plan. No impact would occur.

b) **Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

Construction

Construction of the project would occur in three phases, over a two-year period from 2022 to 2023. Use of equipment and earth moving activities during project construction would generate fugitive dust and other pollutant emissions. Emission estimates for the project construction and operation were calculated using California Emissions Estimator Model (CalEEMod) version 2020.4.0. The detailed air quality model emissions calculations are provided in Appendix A. Table 3-1shows the estimated peak daily emissions for all construction-related emissions. The emissions generated during construction of each phase of the project would all be below the SCAQMD significance thresholds.

Table 3-1 Peak Daily Construction Emissions (pounds/day)

Year	VOC[a]	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Phase 1						
2022	30.82	48.79	24.87	0.13	9.91	4.76
SCAQMD Emissions Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Phase 2						
2022-2023	40.31	17.35	15.02	0.03	1.49	0.93
SCAQMD Emissions Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Phase 3						
2023	22.34	12.36	15.88	0.03	1.12	0.69
SCAQMD Emissions Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Notes:

[b] For this analysis, VOC emissions are assumed to be equal to ROG emissions.

VOC = volatile organic compounds
NOx = nitrogen oxides
CO = carbon monoxide
SOx = sulfur oxides
PM_{10} = particulate matter smaller than 10 microns
$PM_{2.5}$ = particulate matter smaller than 2.5 microns

Operation

Operational emissions would result from vehicle trips to and from the site. Evaporative emissions from architectural coatings and consumer products are also typical emissions from similar types of uses. Building 2 in Lot B is anticipated to be built out and operational by 2023 during Phase 1. The 12 apartment units would be built out and operational by latter part of 2023 during Phase 2. The net operational emissions for Phase 2 would include emissions from operation of Building 2 and the apartment units.

Building 1 is anticipated to be built and operational in 2024 during Phase 3. The net operational emissions for Phase 3 would include emissions from operation of Buildings 1 and 2, and the apartment units. The resulting net operational emissions for all phases are negative because the emissions decrease over baseline conditions, mostly due to reduction in vehicle trips after closing down the existing gas pump. As shown in Table 3-2, net emissions from operation of project phases and buildout would not exceed SCAQMD thresholds. For these reasons, the project would not result in a cumulatively considerable net increase of any criteria pollutants. The impact would be less than significant.

Table 3-2 Peak Daily Operational Emissions (pounds/day)

Year	VOC[a]	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Existing Conditions	9.47	1.19	17.11	0.03	2.29	1.59
Phase 1						
2023	0.29	0.15	0.98	0.002	0.18	0.05
Net Emissions [b]	-7.52	-0.94	-13.64	-0.02	-1.74	-1.25
SCAQMD Emissions Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Phase 2						
2023	19.45	0.98	27.75	0.05	3.96	3.40
Net Emissions [c]	9.69	-0.36	9.67	0.02	1.49	1.76
SCAQMD Emissions Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Phase 3/Buildout						
2024	19.75	1.18	29.09	0.05	4.23	3.47
Net Emissions [c]	10.28	-0.01	11.98	0.02	1.94	1.88
SCAQMD Emissions Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Year	VOC[a]	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$

Notes:

[a] For this analysis, VOC emissions are assumed to be equal to ROG emissions.

[b] The emissions associated with the existing structures that are proposed to be demolished in Phase I are netted out of the total operational emissions.

[c] The emission associated with all existing emissions are netted out of the total operational emissions.

VOC = volatile organic compounds
NOx = nitrogen oxides
CO = carbon monoxide
SOx = sulfur oxides
PM_{10} = particulate matter smaller than 10 microns
$PM_{2.5}$ = particulate matter smaller than 2.5 microns

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Toxic air contaminants (TACs) are a broad class of compounds known to have the potential to cause morbidity or mortality (i.e., have carcinogenic qualities). TACs are substances that are identified by the California Environmental Protection Agency (CalEPA) listed in Title 17 CCR § 93000. TACs (also referred to as hazardous air pollutants or air toxics) are air pollutants that may pose a present or potential hazard to human health.

During construction, localized air emissions of criteria pollutants would be generated from construction vehicles and equipment powered by internal combustion engines as well as form earth moving activities. Operation of diesel-powered equipment would generate diesel exhaust emission, a toxic air contaminant.

While sensitive receptors near the project site, such as adjacent residences, may be exposed to contaminants, construction activities would occur for up to 7 months for each phase over a two-year period, which is substantially lower than the 30-year and 70-year exposure period used for estimating cancer risk to residents (OEHHA, 2015). In addition, construction activities would be required to comply with GBUAPCD Rules 401 and 402. GBUAPCD Rule 401, Fugitive Dust, requires the employment of all reasonable precautions (e.g., use of water or chemicals for control of dust) to be taken to prevent visible particulate matter from being airborne. GBUAPCD Rule 402, Nuisance, prohibits the discharge of air contaminants or other materials that may cause injury, detriment, nuisance, or annoyance to any persons. Project-related construction activities and associated emissions would be short-term and relatively minor. Exhaust emissions would disperse rapidly from the project site and would not substantially impact the nearest sensitive receptors. Operational activities would not involve activities that could emit TACs. As such, the project would not expose sensitive receptors to substantial pollutant concentrations and the impact would be less than significant.

d) Would the project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

The project would not include any activities that could result in substantial emissions, such as odor-causing operations. Construction activities could generate temporary objectionable odors, particularly from operating diesel machinery, which produces oil and fuel smells, and asphalt paving. However, odors would be limited to the time that construction equipment is operating and would be highly localized and temporary. The impact would be less than significant.

3.4.2 Conclusion

The project impacts on air quality would be less than significant. The project would not cause an impact that would be peculiar to the project that was not addressed in the GPU EIR. Further environmental analysis is not required under CEQA.

3.5 Biological Resources

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☒	☐	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, reginal, or state habitat conservation plan?	☒	☐	☐	☐	☐

3.5.1 Discussion

Biological database searches, including U.S. Fish and Wildlife Service (USFWS), California Natural Diversity Database (CNDDB), California Native Plant Society, and National Wetland Inventory, for the project area and vicinity were conducted in June 2021. CNDDB records and literature search results indicate that two special-status plant species and five special-status wildlife species have potential to occur in the project vicinity based on known species occurrences. Special-status species with potential to occur in the project area are included in Table 3-3. There is a low potential for special-status species to occur on the project site or in the project vicinity due to the absence of suitable habitat and lack of recent occurrence data in the area.

Table 3-3 Special-Status Species with Potential to Occur in the Project Vicinity

Species	Rank/Status	Included in GPU EIR Biological Report	Potential to Occur on the Project Site
		Plant	
Potamogeton praelongus (white-stemmed pondweed)	2B.3	No	Absent. No water.
Stuckenia filiformis ssp. Alpina (slender-leaved pondweed)	2B.2	Yes	Absent. No water.
		Wildlife	
Falco mexicanus (Prairie falcon)	BCC; LC; WL,	Yes	Low – Potential nesting habitat is present on the project site, but last sighting was from 43 years ago.
Empidonax traillii (willow flycatcher)	BBC; FSS; LC; SE	Yes	Low – No willow habitat is present on the project site. Last sighting was from 48 years ago.

Species	Rank/Status	Included in GPU EIR Biological Report	Potential to Occur on the Project Site
Rana sierrae (Sierra Nevada yellow-legged frog)	EN; FE; FSS; ST; WL	Yes	Absent. No water.
Pekania pennanti (Fisher)	BLMS; FSS; SSC	Yes	Low – No forest habitat on-site.
Aplodontia rufa califórnica (Sierra Nevada mountain beaver)	LC; SSC	Yes	Low – No moist forest habitat on-site.

Federal/State Listed:

FE Federal-listed as endangered

SE State-listed as endangered

ST State-listed as threatened

Other:

BCC = USFWS Bird of Conservation Concern

BLMS = BLM Sensitive

CFP = California Department of Fish and Wildlife Fully Protected Species

EN = International Union for Conservation of Nature Endangered

FSS = USFS Sensitive

LC = International Union for Conservation of Nature Least Concern

SSC = California Department of Fish and Wildlife Species of Special Concern

WL = California Department of Fish and Wildlife Watch List

California Rare Plant Ranks:

1B Plants Rare, Threatened, or Endangered in California and Elsewhere

2B Plants Rare, Threatened, or Endangered in California, but More Common Elsewhere

0.1 Seriously threatened in California

0.2 Moderately threatened in California

0.3 Not very threated in California

Source: (CDFW, 2021)

a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Special-Status Plant Species

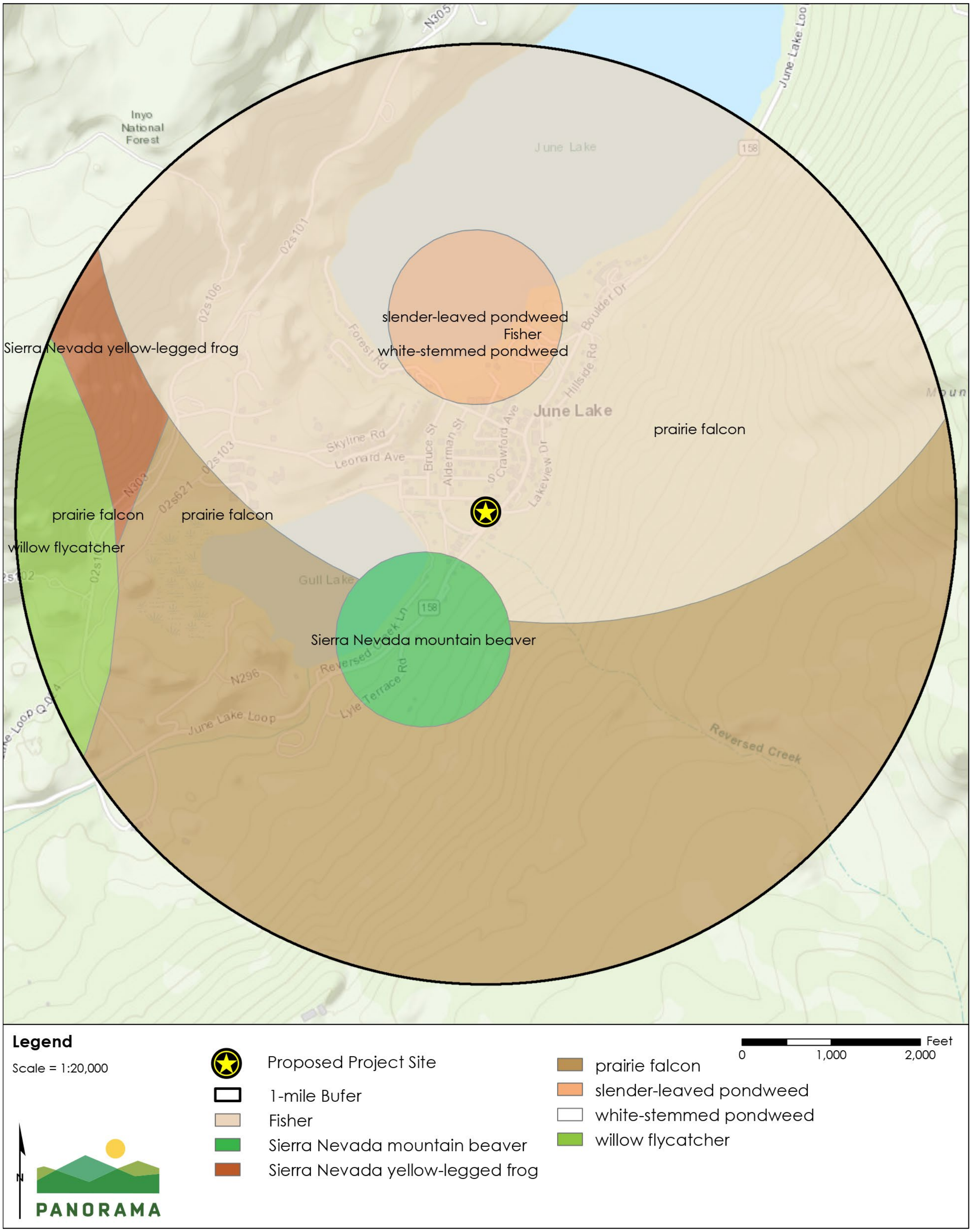
The CNNDB record indicated that two special-status plant species, white-stemmed pondweed, and slender-leaved pondweed, have the potential to occur in the project vicinity (Table 3-3). However, both plant species are aquatic plants that grow in water of lakes, ponds, or streams. The project site has been developed in the past and contains no suitable habitat for white-stemmed and slender-leaved pondweeds. The project area is developed and would have no impact on special-status plant species.

Special-Status Wildlife Species

The CNNDB record indicated that five special-status wildlife species, including prairie falcon, willow flycatcher, Sierra Nevada yellow-legged frog, fisher, and beaver, have the potential to occur in the project vicinity (Table 3-3) (CDFW, 2021). The project site has been developed in the past and contains some shrubs and trees on-site. The project site does not contain any waterbodies that would provide suitable habitat for the Sierra Nevada yellow-legged frog. The project would have no impact on this species due to the absence of suitable habitat on the project site.

The CNNDB record includes sightings of the prairie falcon and willow flycatcher within a 1-mile radius of the project site (Figure 3-1) in 1978 and 1973, respectively (CDFW, 2021). Both species have low potential to occur because the project site has been disturbed and developed, and the sightings were from over 40 years ago and neither species has been observed on the project site. Further there are no willows present on the project site for willow flycatcher nesting. The CNNDB record also indicates the sightings of a fisher and Sierra Nevada Mountain beaver within 1-mile of the project site (Figure 3-1). The most recent sighting of a fisher was north of the project site in 1972 (CDFW, 2021). A Sierra Nevada Mountain beaver was sighted south of the project site adjacent to Gull Lake in 1992 (CDFW, 2021). The potential for either species to occur within or near the project site is low due to the absence of suitable habitat on the site. Due to the absence of suitable habitat or occurrence of special-status species on the site, the impact of the project on special-status species would be less than significant.

Figure 3-1 Special-Status Species Near Project Site



Source: (CDFW, 2021)

b) **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?**

The project is located on an existing developed site, and no riparian habitat or other sensitive natural community is present. The project would not impact riparian habitat or sensitive natural communities. No impact would occur.

c) **Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Riverine habitat and freshwater emergent wetland habitat are found approximately 100 feet south of the project site and approximately 680 feet northwest of the project site, respectively (U.S. Fish & Wildlife Service, 2021). The proposed buildings, parking area, and the extension of 300 feet of underground utility lines would be located outside of the riverine or the freshwater emergent wetland habitat. Grading and site design will ensure that run-off does not impact wetland habitat. The project would not impact state or federally protected wetlands. No impact would occur.

d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The project site is surrounded by development to the north, west and southwest and SR 158 to the east and south. The project site has been developed in the past and does not contain established native resident or migratory wildlife corridors, native wildlife nursery sites, or aquatic habitat.

Trees located on and adjacent to the project site could provide suitable nesting habitat for migratory birds, protected under California Fish and Game Code 3503 and the MBTA, which make it illegal to take or destroy a nest without a valid permit. The project would include removal of 27 trees, which could contain bird nests. Construction vehicle noise could disturb or disrupt nesting activities and cause nest failure if nests were present at the time of construction. The project would comply with the 2015 General Plan policies and actions. GPU EIR mitigating Action 2.A.1.b. requires projects with potential impacts on nesting birds to consult with State and federal agencies, and to prepare a nesting bird plan, as necessary, as a condition of approval. Adherence to the GPU EIR mitigating Action 2.A.1.b and preparation of a nesting bird plan if tree removal occurs during the nesting season would result in a less than significant impact on nesting birds.

e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

No local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, apply to the project. The project would have no impact.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are currently no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plan applicable to the project site. The project would not conflict with any applicable habitat conservation plan.

3.5.2 Conclusion

The project impacts on special-status species would be less than significant with implementation of GPU EIR mitigating Action 2.A.1.b. defined in the GPU EIR. The project would not result in peculiar impacts on biological resources or result in an increase in the severity of adverse impacts previously identified in the GPU EIR. Further environmental analysis is not required under CEQA.

- Action 2.A.1.b: Project design should first seek to avoid impacts. Unavoidable impacts should next be minimized, and finally mitigated. Significant impacts to animal and plant habitats can be minimized with cluster development and/or large acre minimum parcel sizes (e.g., in key deer habitat, at least 20 acres for winter range and migration corridors, and at least 40 acres for critical winter range and critical corridors); encouraging future development to locate in less-sensitive areas or on sites adjacent to previously developed areas; encouraging fence designs that allow for the movement of wildlife and protect against mortality (e.g., sage grouse); where necessary, requiring leash laws as a condition of project approval, in order to control domestic animals in developments in key wildlife habitat. Encourage monitoring and reporting of dog/wildlife problems in developments in deer and sage grouse habitat; requiring project designs to: a) protect important habitat features that are difficult or impossible to replace such as springs and seeps, large trees, old growth, relatively undisturbed caves, wetlands, water courses or water bodies; b) protect or replace valuable habitat features (snags, downed logs, man-made water sources, salt licks, spawning grounds, leks, thermal cover, etc.) where feasible; and/or c) minimize or eliminate the loss of wildlife trails and collision threats associated with roadway crossings; requiring project designs to protect important cultural features that also function as wildlife habitat (such as abandoned mines that function as habitat for bats, small mammals, and a variety of avian species); and maintaining/enhancing cover to provide visual barriers to help maintain habitat use (e.g., terrain features, vegetation, and shielded lighting can be used to reduce or avoid visual disturbance in deer use areas); when wetland and riparian disturbance cannot be avoided, seek restoration of adjacent habitat or compensation through an acceptable mitigation fee or other program pursuant to

CEQA and Clean Water Act §404; requiring projects to limit the conveyance of pollutants and sediments from runoff into wetlands and riparian areas and minimize the redirection of wildlife movement (and in no case shall linear barriers such as fences or other design features direct wildlife onto highly traveled roadways); requiring project with potential impacts on nesting bird populations to consult with appropriate state and federal agencies, and potentially prepare a nesting bird plan approved by CDFW as a condition of approval; and requiring development projects affecting and adjacent to wetland or riparian areas to undertake habitat restoration, including removal of non-native species, as feasible, to ensure ecosystem function.

3.6 Cultural Resources

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐	☐

3.6.1 Discussion

a) **Would the project cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**

The GPU EIR identified sites in Mono County that are registered as California State Historic Landmarks, properties listed on the National Register of Historic Places (NRHP), and Points of Historical Interest that have been designated by the State (refer to pages 4.7-11 and 4.7-12 of the GPU EIR). The project area does not include any GPU EIR identified historic resources, nor is it located within or adjacent to a historic district or adjacent to a historic resource.

A cultural resources records search was conducted within 0.5 mile of the project site and concluded that no previously listed or eligible resources exist on the property (Great Basin Consulting Group, 2021). The Cherokee Lodge Complex, consisting of six buildings on the project site, was evaluated for potential designation as a historical resource or a historical district in accordance with the evaluation criteria of the NRHP and the California Register of Historical Resources (CRHR). The Cherokee Lodge Complex has no known associations with person that made a significant contribution to the local, state, or national history, is not architecturally significant, and does not embody distinctive characteristics of type, period, or method of construction, nor represent the work of a master (Great Basin Consulting Group, 2021). The Cherokee Lodge Complex is therefore not eligible for listing on the CRHR or the NRHP, and the project would have no effect on historic properties.

Grading would disturb soils on site and these activities have the potential to result in the discovery of unknown historical resources. Any discovery of prehistoric or historic resources would be treated in accordance with all local, state, and federal regulations and, as appropriate, the Native American Historical, Cultural and Sacred Sites Act. The proposed project impact on historic resources would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

The project site is currently developed and is located in a commercial area of June Lake. Soils on the project site were previously disturbed to build the existing development. Fourteen archaeological sites have been recorded within 0.5 mile of the project site (Great Basin Consulting Group, 2021). The Town of June Lake was recorded in 2008 as an archaeological site but was not evaluated for CRHR or NRHP significance. No archaeological site near the project site has been determined to be eligible for the CRHR or NRHP. An archaeological survey was conducted on September 22, 2021, and found no archaeological materials at the project site.

The project activities may disturb previously unknown archaeological resources if grading activities are deeper or in new locations compared to past ground disturbance. Any discovery of archaeological resources at the project site would be treated in accordance with all local, state, and federal regulations (CCR Title 14, §§4307, 4308; PRC §§5097.5, 5097.98), and, as appropriate, the Native American Historical, Cultural and Sacred Sites Act. The potential impact on cultural resources would be less than significant.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

The project site does not include a known formal or informal cemetery; however, unanticipated discovery of human remains is possible during site preparation and construction activities. In the event of discovery or recognition of any human remains on site, California Health and Safety Code Section 7050.5 requires that all work shall be stopped and no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains may occur until the coroner of the County has examined the site. If the human remains may be those of a Native American, the Native American Heritage Commission shall be contacted, and the appropriate treatment identified for the remains (Health and Safety Code 7050.5.(b); Public Resources Code Section 5097.98). Compliance with appropriate regulations would ensure that human remains are not damaged by project activities. The project impact to human remains would be less than significant.

3.6.2 Conclusion

The project impact on cultural resources would be less than significant. The project would not result in peculiar impacts on cultural resources or result in an increase in the severity of adverse impacts previously identified in the GPU EIR. Further environmental analysis is not required under CEQA.

3.7 Energy

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐	☐

3.7.1 Discussion

a) Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

During construction, the project would consume energy used by equipment and construction vehicles during site preparation, grading, and site construction. Additionally, construction activities would involve trucks trips to haul demolition debris, removed trees, excavated soil, fill, and other construction materials to and from the site. Construction of the project would not result in any wasteful, inefficient, or unnecessary consumption of energy resources.

Operation of the new commercial and residential buildings would use energy. All development in the County would be required to comply with the energy performance standards under Title 24, Part 11 of the California Green (Cal Green) Building Standards Code as well as policies and actions contained in the 2015 General Plan and the Resources Efficiency Plan to address energy conservation (Mono County, 2014). The project applicant and future operators in the project site also would have financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during operation. The impact would be less than significant.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

The project would use Southern California Edison (SCE)-supplied electricity. SCE is also implementing a program to increase the use of large-scale renewable energy generation to 80 percent by the year 2030 (SCE, 2017). Electricity provided by SCE would comply with state and local plans regarding renewable energy and energy efficiency. The project is also required to comply with California Green Building Standards Code, policies and actions set forth in the 2015 General Plan and the Resources Efficiency Plan. The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The impact would be less than significant.

3.7.2 Conclusion

The project impact on energy resources would be less than significant. Further environmental analysis is not required under CEQA.

3.8 Geology and Soils

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☒	☐	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐	☐

3.8.1 Discussion

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

The project site is not located in an Alquist-Priolo Earthquake Fault Zone (Michael Baker International, 2019) The Hartley Springs fault line is located approximately 0.25-mile northwest of the project site (USGS, 2021). No known faults intersect the project site. Fault rupture would not occur on the project site. No impact would occur.

ii. Strong seismic ground shaking?

As discussed above, the project site is in proximity to an earthquake fault zone. An earthquake of moderate to high magnitude along the fault could cause considerable seismic ground shaking at the project site. To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. In addition, the entire Mono County is located with Seismic Design Category D[4]. GPU EIR mitigating Action 1.A.2.c (Table 4.5-5 of the GPU EIR Appendix D) requires new construction in the County to comply with engineering and design requirements of Seismic Design Category D. In compliance with State law and local regulation would ensure the project would not result in a significant impact related to seismic hazards. The impact would be less than significant with implementation of the GPU EIR mitigating Action 1.A.2.c.

iii. Seismic-related ground failure, including liquefaction?

The June Lake Village area is not located in an area of high risk for ground failure (Mono County, 2001). In addition, the project structures and future development would be designed to comply with engineering and construction requirements in accordance with the California Building Code and Mono County Building Code. The impact would be less than significant.

iv. Landslides?

The topography of the project site and immediate vicinity is relatively flat. The project site is in an area of low landslide susceptibility (California Geological Survey, 2018). The project site would not be subject to hazards from landslides. No impact would occur.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Soils underlying the project site are classified as Berent-Glenbrook-Nanamkin families that consist of gravelly, bouldery, and cobbly loamy sand or loamy coarse sand. The Berent and Nanamkin families have low runoff potential, while the Glenbrook family has very high runoff potential. The soils at the project site have a high risk of wind erosion and a low risk for water erosion (USDA, 2021). Ground disturbance would occur during construction of the proposed project buildings and parking areas. The project would temporarily disturb 1.44 acres. Since the project would result in more than one acre of ground disturbance, the project would be required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (Order 2009-0009-DWQ) and prepare a project-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include measures s to control erosion and sedimentation during construction and prevent discharge of soils into stormwater runoff. Because the project would be in conformance with applicable regulations for erosion control, the impact from erosion and soil loss would be less than significant.

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[4] Seismic Design Category D corresponds to buildings and structures in areas expected to experience severe and destructive ground shaking, but not located closed to a major fault.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse

As stated above, the project site is in an area of low landslide susceptibility (California Geological Survey, 2018). The June Lake Village area is not located in an area of high risk for ground failure (Mono County, 2001). The project would be required to conform to the Seismic Requirements as outlined within the California Building Code to ensure that building design would not cause on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As discussed above, the entire Mono County is located with Seismic Design Category D. GPU EIR mitigating Action 1.A.2.c requires new construction in the County to comply with engineering and design requirements of Seismic Design Category D. Furthermore, a geotechnical soils report is required with the building permit to ensure adequate engineering of the foundation and soil stability. The impact would be less than significant due to implementation of the GPU EIR mitigating Action 1.A.2.c.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Soils within the project site are classified as Berent-Glenbrook-Nanamkin families that consist of gravelly, bouldery, and cobbly loamy sand or loamy coarse sand (USDA, 2021). The soils have somewhat excessively drained soils with high ability to transmit water between soil layers. The soils on the site are not expansive soils and would not create direct or indirect risks to life or property. The impact would be less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The proposed project would require installation of an approximately 300-foot extension of sewer line to connect to the existing infrastructure. The proposed project would not include construction of any septic tanks or alternative wastewater disposal systems. No impact would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

According to the GPU EIR, limited information is available on paleontological resources in Mono County. No paleontological resources or unique geologic features have been identified or reported on the project site (UCMP, n.d.). The University of California Museum of Paleontology (UCMP) identified the closest fossil locality as approximately 14 miles northeast of the project site. Past development activities on the project site have likely disturbed paleontological resources near the surface. Construction activities would not extend beyond of a few feet below ground surface and therefore would not reach bedrock, where paleontological resources area most likely to be uncovered. Operation of the project would not involve ground disturbance activities. Therefore, construction and operation of the project would be unlikely to uncover and damage any unique paleontological resources. The impact would be less than significant.

3.8.2 Conclusion

The project impact on geology and soils would be less than significant with implementation of GPU EIR mitigating Action 1.A.2.c. The project would not cause an impact on geology and soils that would be peculiar or result in an increase in the severity of adverse impact previously identified in the GPU EIR. Further environmental analysis is not required under CEQA.

- Action 1.A.2.c: Continue to require new construction to comply with the engineering and design requirements of Seismic Design Category D.

3.9 Greenhouse Gas Emissions

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐	☐

3.9.1 Discussion

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The GBUAPCD and Mono County have not established thresholds for greenhouse gas (GHG) emissions. In January 2008, the California Air Pollution Control Officers Association (CAPCOA) released a white paper, entitled *CEQA and Climate Change*, which examines various threshold approaches available to air districts and lead agencies for determining whether GHG emissions are significant, including a number of "non-zero" thresholds for land use development projects (CAPCOA, 2008). Projects in the Air Basin have used the numerical thresholds of the CAPCOA in prior CEQA reviews (e.g., the Inn at the Village Subsequent Environmental Impact Report, July 2014; Mammoth Creek Park West New Community Multi-Use Facilities Environmental

Impact Report, December 2016). Therefore, in the absence of promulgated numeric thresholds, the most conservative (lowest) numerical threshold suggested by CAPCOA, 900 Metric Tons (MT) CO_2 equivalent (CO_2e) per year, is used as the threshold of significance for the project. Based on guidance from the GBUAPCD and the Office of Planning and Research, project-related emissions were quantified and compared to the CAPCOA numerical threshold.

Construction activities for the project between 2022 and 2023 as the project is constructed during each phase would generate GHG emissions from use of equipment and vehicles. The construction emissions and the 30-year amortized construction emissions are shown in Table 3-4.

Vehicle trips, energy uses, and other sources would emit greenhouse gases throughout operation of the project. The net operational GHG emissions for each phase are presented in Table 3-4. Project-related GHG emissions for construction and operation would not exceed the significant threshold. The impact would be less than significant.

Table 3-4 Project-Related Greenhouse Gas Emissions

Source	Emissions (MT CO2e)			
	Existing Conditions	Phase 1	Phase 2	Phase 3/Buildout
Total Project Construction Emissions	--	143.8	94.1	89.3
Amortized Project Construction Emissions (30 years) [a]	--	*4.8*	*3.1*	*3.0*
Annual Emissions	192.9	36.2	166.6	213.4
Net Annual Operational Emissions	--	*-137.2* [b]	*-26.3* [c]	*20.5* [c]
Total Annual Emissions [d]	**192.9**	**-132.4**	**-18.4**	**31.4**
CAPCOA Emissions Threshold	--	900	900	900
Threshold Exceeded?	--	No	No	No

Notes:

[a] The 30-year amortization of construction emissions is consistent with industry standard practice.

[b] The emissions associated with the existing structures that are proposed to be demolished in Phase I are netted out of the total operational emissions.

[c] The emission associated with all existing emissions are netted out of the total operational emissions.

[d] Includes amortized construction emissions from each phase successively and net annual operational emissions.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Climate Change Scoping Plan

The California Global Warming Solutions Act of 2006 directed the California Air Resources Board (CARB) to begin developing discrete early actions to reduce GHG emissions while also preparing the 2008 Climate Change Scoping Plan (2008 Scoping Plan). The Scoping Plan outlines a framework of measures that would eventually be adopted and implemented to reach AB 32 goals (CARB, 2016). Since the 2008 Scoping Plan, additional regulations have been adopted to increase GHG reductions, including the 50 percent Renewable Portfolio Standard by 2030 (SB 350). The 2017 Scoping Plan identifies actions the State of California should take to meet its climate change goals for each sector (i.e., energy, transportation, agriculture, water, waste management) (CARB, 2014). The 2017 Scoping Plan describes ongoing and proposed programs and policies to achieve the 2030 GHG target for several sectors (i.e., energy, transportation, industry, water, waste management, and natural and working lands) (CARB, 2017).

CARB prepared the Mobile Source Strategy, which addresses the current and proposed programs for reducing all mobile-source emissions, including GHG emissions. The Mobile Source Strategy identifies programs the State and federal government have or will adopt, which further the goals of the Scoping Plan. The vehicles used during operation and construction of the project are required to comply with the applicable GHG reduction programs for mobile sources in accordance with the 2017 Climate Change Scoping Plan to achieve the State's GHG reduction targets. Any construction contractor who owns the equipment and vehicles is required to provide verification of compliance to CARB or the United States Environmental Protection Agency under State and federal law. The project would not conflict with regulations adopted to achieve the goals of the Scoping Plan. The impact would be less than significant.

Local Plans

Mono County prepared the Resource Efficiency Plan (REP) in 2014, which outlines strategies to reduce GHG emissions and increase resource efficiency, resulting in a more sustainable community (Mono County, 2014). The REP includes a GHG emissions inventory for Mono County and proposes actions to help the state achieve GHG reduction targets. The goals, objectives, policies, and actions presented in the REP were structured to be and, for the most part, were subsequently incorporated into the Mono County General Plan. The goals, objectives, policies, and actions adopted in the General Plan identify ways for Mono County to encourage and support private and public entities to implement methods that ultimately reduce GHG emissions.

The actions identified in the plans for Mono County to encourage and support energy efficiency and green building techniques do not require the project to incorporate any specific GHG reduction measures. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emission of greenhouse gases. The impact would be less than significant.

3.9.2 Conclusion

As discussed above, the project impact on greenhouse gas emissions would be less than significant. Further environmental analysis is not required under CEQA.

3.10 Hazards and Hazardous Materials

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐	☐

3.10.1 Discussion

a) **Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

b) **Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Construction of the proposed project would involve the use of potentially hazardous materials, including gasoline, diesel fuel, hydraulic oils, equipment coolants, and any generated wastes that may include these materials. Fueling of equipment and vehicles would be performed on-site. Construction equipment and vehicle would use a minimal number of hazardous materials. Gasoline and diesel fuel would be stored in small quantities on-site during construction. All hazardous materials would be transported, contained, stored, used, and disposed of in accordance with manufacturers' instructions, and would be handled in compliance with all applicable standards and regulations. Hazardous material spill response and control would be addressed in the project-specific SWPPP, as required by the State Water Quality Control Board, Construction General Permit Compliance. Due to compliance with federal and state laws for management of hazardous waste, the risk to the public and environment from transport and use of hazardous materials during construction would be less than significant.

Operation of the proposed project would not require the routine transport and use hazardous materials. The extent of hazardous materials used on-site would generally be limited to chemicals needed for cleaning and maintenance. Compliance with applicable federal, state, and local laws and regulations pertaining to the handling, storage, and disposal of hazardous materials would ensure that no significant hazards to the public or the environment would result. Therefore, impacts related to the creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials would be less than significant.

c) **Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

No schools are located within 0.25 mile of the project site and no schools are planned to be built within the proposed project vicinity. The Lee Vining Elementary and High Schools are located approximately 12 miles north of the project site. No impact would occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The California State Water Resources Control Board (SWRCB) GeoTracker database identifies one LUST cleanup site with a "case closed" status located within 1,000 feet of the project site (State Water Resources Control Board, 2021). The case was closed in 2005 by the Mono County Health Department, meaning no further cleanup was required. The Department of Toxic Substances Control (DTSC) EnviroStor databases identifies no cleanup sites located within 1,000 feet of the project site (DTSC, 2021). For these reasons, the project would not create a significant hazard to the public or the environment by potentially disturbing or unearthing hazardous materials. The impact would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The project is not located within two miles of any airport. The Lee Vining and Yosemite Mammoth Airports are located approximately 14 and 22 miles from the project site, respectively. The project site is not located within any airport land use plans. No impact would occur.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The Mono County Emergency Operations Plan (EOP) addresses specific emergency procedures for a variety of events, including natural hazard events, terrorism, airplane crashes, bioterrorism. The EOP identifies primary evacuation routes in the County, including U.S. Highway 395, SR 120, and SR 108 (Mono County, 2012). The project site is adjacent to SR 158, which is the primary roadway leading to evacuation route at U.S. Highway 395 in the June Lake area. The project access to SR 158 would meet standards set forth in the General Plan Section 22.110 regarding emergency access. The project would not construct within or affect SR 158. Therefore, the implementation of the project would not interfere with an adopted emergency response plan or emergency evacuation plan. The impact on emergency response and evacuation would be less than significant.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project site is located in an area designated as a state responsibility area designated as a high and very high fire hazard severity (CAL FIRE, 2007). Construction of the project would involve equipment and machinery with the potential to spark a fire, however the site is not heavily vegetated with grasses or shrubs that could ignite easily. The project site is surrounded by commercial and residential development to the north, west, and south and SR 158 to the east. The project would involve development of residential and commercial buildings in an area that currently contains residential and commercial buildings. The project would need to meet the requirements set forth in General Plan Section 22.150 regarding defensible space maintenance and fire hazards reduction. The impact would be less than significant by complying with existing GPU requirements for defensible space.

3.10.2 Conclusion

The project impact on hazards and hazardous materials would be less than significant with adherence to General Plan Section 22.150. The impact on hazards and hazardous materials would not be peculiar to the project. Further environmental analysis is not required under CEQA.

- General Plan Section 22.150:
  - Property shall be maintained in accordance with the defensible space requirements contained in Government Code section 51182 (unless exempted by Government Code section 51183 or 51184) and Public Resources Code section 4291, as applicable.
  - The existence or maintenance of any of the following conditions is prohibited:
    - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
    - Dead or dying tree branches adjacent to or overhanging a building;
    - Leaves, needles, or other dead vegetative growth on the roof of any structure;
    - Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
    - Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel Zone; or
    - Brush or other flammable material within 10 feet of a propane tank.
  - Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds associated with driveways.

3.11 Hydrology and Water Quality

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐	☐

3.11.1 Discussion

a) **Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

The project site is located within the Rush Creek Basin in the Mono Lake Hydrologic Unit (Mono County Planning Department, 2002). No 303(d) listed impaired water bodies are located in the project vicinity (State Water Resources Control Board, 2012). Construction of the proposed project may result in temporary impacts to surface water quality. The June Lake Village area has the only existing storm drainage system in the June Lake Loop (Mono County Planning Department, 2002). The storm drain system was constructed by Caltrans and contains a limited network of grates, catch basins, and culverts. Runoff that flows into the storm drainage system is ultimately discharged into an open drainage canal that begins between Crawford Avenue and Raymond Avenue and flows into the open channel between June Lake and Gull Lake. Stormwater runoff not captured by the storm drainage system drain by sheet flow to roads and ditches. When disturbance to underlying soil occurs, surface runoff that flows across the project site may contain sediments that are ultimately discharged into the storm drainage system and flow into surface waterways. The project would be required to obtain coverage under the NPDES Construction General Permit because the project involves more than one acre of ground disturbance. In compliance with the NPDES permit, a SWPPP would be implemented as part of the project and would include specific BMPs designed to prevent runoff of pollutants and minimize site erosion to the maximum extent practicable. Compliance with the NPDES Construction General Permit and SWPPP would ensure that impacts to water quality are less than significant.

b) **Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Project activities would increase impervious surface by 0.1 acre. According to the SGMA Basin Prioritization Dashboard, the project is not underlain by any groundwater basins (California Department of Water Resources, 2020). The project would not involve construction of wells, pumping, or extraction of groundwater. Domestic water would be sourced from the diversion dam at Snow Creek and June Lake through the June Lake PUD domestic water system. The project would have no impact on groundwater supplies and recharge because the project would not use groundwater and would not affect groundwater recharge since there is no underlying groundwater basin.

c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

   i. **result in substantial erosion or siltation on- or off-site;**
   ii. **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

iii. **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**
iv. **impede or redirect flood flows?**

The project site is not located close to or intersected by a stream or river; therefore, neither construction nor operation would alter the course of a stream or river. The project would increase impervious surface by 0.1 acre through construction of new buildings. The parking area would be covered with permeable material such as gravel, decomposed granite, large aggregates, and porous asphalt. The project is not located in a floodway or floodplain. The minimal increase (0.1 acre) in impervious surface would not cause a substantial increase in runoff. The project impact on drainage patterns and increase in impervious surfaces would be less than significant.

d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project is not located in a flood hazard, seiche, or tsunami zones. The project would not risk release of pollutants due to project inundation. No impact would occur.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The project is located within the Lahontan Basin and the Water Quality Control Plan (Basin Plan) for the Lahontan Region is the applicable water quality control plan (California Regional Water Quality Control Board Lahontan Region, 1995). The Basin Plan includes policies for land development that would apply to the project. The policies for land development include requirements for erosion control and grading that would be applied through the SWPPP implementation, therefore, the project would not conflict with or obstruct a water quality control plan. The project is not underlain by any groundwater basins and would not impact any groundwater supplies (California Department of Water Resources, 2020). Therefore, the project would not conflict with or obstruct a sustainable groundwater management plan. The impact from conflict with a water quality control plan would be less than significant.

3.11.2 Conclusion

The project impacts on hydrology and water quality would be less than significant. Further environmental analysis is not required under CEQA.

3.12 Land Use and Planning

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Physically divide an established community?	☒	☐	☐	☐	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐	☐

3.12.1 Discussion

a) Would the project physically divide an established community?

The project site is zoned for Commercial (C) and Commercial Loading-High (CL-H). SR 158 is located to the east of the project site. Parcels zoned for Commercial, Commercial Lodging-High, and Mixed Use (MU) are located to the north, west and south of the project site. The project would not include construction of new roads, linear infrastructure, or other development features outside of the project site that would divide an established community or limit movement, travel, or activity between established land uses. The project would promote connectivity to surrounding land uses. The impact would be less than significant.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is zoned for Commercial (Lot B) and Commercial Lodging – High (Lot A) uses. The proposed warehouse, office, and retail activities within Lot B would be consistent with the Mono County General Plan for uses permitted for Commercial land use designation. The proposed 12 apartment units on Lot A would meet the residential density standard set forth for Commercial Loading-High land use designation with application of a density bonus due to the inclusion of one low-income designated housing unit. The project would be designed consistent with the development standards contained in the zoning ordinance. The project would comply with the General Plan, and County policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect. The project would have no impact form conflict with a land use plan, policy, or regulation.

3.12.2 Conclusion

As discussed above, the project impact on land use and planning would be less than significant. Further environmental analysis is not required under CEQA.

3.13 Mineral Resources

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐	☐	☐

3.13.1 Discussion

a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

b) **Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

The project area is not located in an area containing mineral resources (Mono County Planning Department, 2002). The project would not result in impacts to known mineral resources or result in the loss of availability of a locally important resource recovery site. No impact would occur.

3.13.2 Conclusion

The project would not impact mineral resources. Further environmental analysis is not required under CEQA.

3.14 Noise

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐	☐

3.14.1 Discussion

The project site is located in the June Lake area in Mono County. Noise levels in Mono County are regulated by the Mono County General Plan Noise Element and the Mono County Noise Ordinance

The Mono County General Plan Noise Element contains applicable noise regulations. Normally acceptable noise levels in various land uses are shown in Table 3-5

Table 3-5 Noise Compatibility Guidelines (CNEL/Ldn[5])

Land Use	Acceptable[a]	Conditionally Acceptable[b]	Unacceptable[c]
Residential – Low Density, Single Family, Duplex	45-55	56-60	61+

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[5] CNEL = community noise equivalent level; Ldn = day night average sound level

Land Use	Acceptable[a]	Conditionally Acceptable[b]	Unacceptable[c]
Residential – Multiple Family, Mixed Use	45-55	56-65	66+
Commercial Uses, Offices, Retails	45-65	66-70	71+

Notes:

[a] Acceptable – Specified land use is satisfactory, based on the assumption that any structures involved are of normal, conventional construction, without special noise-insulation requirements.

[b] Conditionally Acceptable – New construction or development should be undertaken only after a detailed noise analysis is conducted to determine if noise reduction measures are necessary and, if so, those measures have been included in the project design.

[c] Unacceptable – New construction or development should not be undertaken.

Relevant to construction activity, the County's Noise Ordinance (Chapter 10.16 of the Mono County Code (Mono County, 2015)) considers the following prohibited acts:

- **Construction/Demolition.** Operating or permitting the operation of any tools or equipment used in construction, drilling, repair, alteration, earthmoving, excavating, or demolition work between 7:00 p.m. and 7:00 a.m. on weekdays or at any time on weekends or legal holidays, except for emergency work by public service utilities or road crews or by variance issued by the County.
- **Vibration.** Operating or permitting the operation of any device that creates a vibration that is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at 150 feet from the source if on a public space or public right-of-way.

When technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed those listed in the Mono County Code. At residential properties:

a. **Mobile equipment.** Maximum noise levels for nonscheduled, intermittent, short-term operation (less than ten days) of mobile equipment shall comply with the noise limits in Table 10.16.060 (B). Table 10.16.060 (B) of the Noise Code lists the noise limits for mobile construction equipment during the hours between 7:00 a.m. to 6:59 p.m. from Monday to Saturday, as 75 dBA, 80 dBA, and 85 dBA for single family residential land use, multi-family residential land use, and mixed-use residential land use, respectively (Mono County, 2015).

b. **Stationary equipment.** Maximum noise levels for repetitively scheduled and relatively long-term operation (ten days or more) of stationary equipment shall comply with the noise limits in Table 10.16.060 (C). Table 10.16.060 (C) of the Noise Code lists the noise limits for stationary construction equipment during the hours between 7:00 a.m. to 6:59 p.m. from Monday to Saturday, as

60 dBA, 65 dBA, and 70 dBA for single family residential land use, multi-family residential land use, and mixed-use residential land use, respectively (Mono County, 2015).

At business properties:

a. **Mobile equipment.** Maximum noise levels for nonscheduled, intermittent, short-term operation (less than ten days) of mobile equipment, daily including Sunday and legal holidays, at all hours, shall be 85 dBA[6].
b. **Stationary equipment.** Maximum noise levels for repetitively scheduled and relatively long-term operation (ten days or more) of stationary equipment, daily including Sunday and legal holidays, at all hours, shall be 75 dBA.

All mobile or stationary internal combustion engine-powered equipment or machinery shall be equipped with suitable exhaust and air intake silencers in proper working order.

a) Would the project generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Construction

Construction activities would occur during daytime hours (7:00 a.m. and 7:00 p.m.) Monday to Saturday. According to Section 10.16 of the Mono County Code Table 10.16.060(C), noise in excess of 75 dBA for mobile sources or 60 dBA for stationary sources at single family residential properties during daytime would result in a significant impact.

There are approximately 124 noise receptors located within 1,000 feet of the project site, including residences, a library, and a park. The nearest receptors are single family residences located 70 feet from the project boundary. Project construction would require heavy equipment, including an excavator and/or backhoes, dump trucks, and concrete trucks. Table 3-6lists the typical equipment that would be used during construction and associated noise levels at a reference distance of 50 feet from the noise sources. Given the standard sound decay rate of 6 dB per doubling of distance, the loudest equipment, concrete saw, would generate 87 dBA Lmax at 70 feet, but would only be used for a limited time and within the permitted construction hours (Mono County Code §10.16.060) and in accordance with the Building Permit. The majority of the construction equipment proposed would generate noise less than 75 dBA Leq at a distance of 70 feet. Construction would be scheduled and would occur for up to 7 months for each phase of construction. Stationary equipment is not proposed to be used in any one location on the project site for longer than 10 days. The GPU EIR considered that noise levels for conventional construction activities would increase to levels as high as 85 dB (average), and higher noise levels may occur for some types of project construction. Because the

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[6] dBA = A-weighted decibels

construction noise ceases when construction is complete, noise impacts are considered to be adverse, but less than significant (page 4.14-13 of the GPU EIR). The GPU EIR also concluded that in combination with the polices recommended in the Draft Noise Element and the County's standard limits on hours of construction would be adequate to mitigate these effects and no supplemental mitigation is required (page 4.14-13 of the GPU EIR). Project construction would be required to comply with the Mono County Noise Ordinance regarding construction hours and the use of the suitable exhaust and air intake silencers for internal combustion engine-powered equipment or machinery.

Table 3-6 Construction Equipment Noise Levels

Equipment	Lmax (dBA) at 50 Feet	Leq (dBA) at 50 Feet
Backhoe loader	78	74
Concrete truck [a]	79	75
Concrete saw	90	83
Dump truck	76	73
Water truck [b]	76	73
Excavator	81	77
Flatbed truck	74	70
Compactor	83	76
Paving equipment [c]	77	74
Pumps	81	78
Air compressors	78	74
Jackhammer	89	82

Notes:

[a] Concrete mixer truck is used to represent noise from a concrete truck.

[b] Dump truck is used to represent noise from a water truck.

[c] Paver is used to represent noise from a paving equipment.

Source: (FHWA, 2018)

Operations

Noise levels associated with the operation of the project would be similar to existing conditions. Mechanical equipment, such as HVAC units, may be installed for the new buildings at the project site. Typical noise levels range from 60 to 70 dBA L_{eq} at 15 feet from commercial HVAC units (Illingworth & Rodkin, 2015). The nearest receptor from the proposed apartment buildings is approximately 150 feet, and noise from mechanical equipment would be up to 50 dBA at the receptor. The resultant noise would be less than the 55 dBA acceptable noise-level during the day and less than the 50 dBA acceptable noise-level at night for residential land uses. The nearest receptor from the proposed commercial buildings is approximately 70 feet, and noise from mechanical equipment would be up to 57 dBA at the receptor. The resultant noise would be less than the 65 dBA acceptable noise level for commercial, offices, and retail land uses. All machinery would be enclosed or muffled in accordance with Section 10.16.070 of the Mono County Code. The project impacts from noise generation during operation would be less than significant.

b) Generation of excessive ground borne vibration or ground borne noise levels?

Vibration can be interpreted as energy transmitted as waves through the ground. These energy waves generally dissipate with distance from the vibration source. Since energy is lost during the transfer of energy from one particle to another, vibration attenuates rapidly with distance. Construction activities would include demolition, site preparation grading and excavation, trenching and foundation, building (exterior), interior/architectural coating, and paving. The construction of the project may generate perceptible vibration when heavy equipment or impact tools are used. Mono County does not specify a construction vibration limit. In the absence of local standards for construction equipment vibration, the evaluation presented below uses the vibration thresholds presented in Table 3-7 to assess the significance of ground borne vibration and noise impacts. For risk of architectural damage to historic buildings and structures, this analysis applies a threshold of 0.12 inch/second (in/sec) peak particle velocity (PPV) (Caltrans, 2013). A threshold of 0.3 in/sec PPV is used for all other buildings. The Federal Transit Administration provides an equation that may be used to estimate vibration at different distances based on a reference PPV of 25 feet (Table 3-8) for typical construction equipment.

Table 3-7 Vibration Thresholds

	Maximum PPV (in/sec)
Historic buildings and structures	0.12
All other structures	0.3

Note:

The vibration criteria are based on continuous or frequent intermittent sources, including impact pile drivers, compactors, crack and seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: (Caltrans, 2013).

Table 3-8 Vibration Velocity for Construction Equipment

Equipment	Reference PPV at 25 feet (in/sec)
Large bulldozer[a]	0.089
Small bulldozer[b]	0.003
Jackhammer	0.035
Hoe ram	0.24
Loaded Trucks	0.076

Equipment	Reference PPV at 25 feet (in/sec)
Caisson Drilling	0.089

Source: (FTA, 2006).

There are no historical buildings located in the project vicinity (Mono County Planning Department, 2002). No impact to historic building and structure would occur. As shown in Table 3-8, no equipment would generate a PPV of 0.3 in/sec at 25 feet. The nearest structures are residential properties located approximately 70 feet to the northwest and west of the project site. The project would not expose structures to vibration levels that would exceed the established building damage threshold (0.3 in/sec) since the nearest structures are located more than 25 feet away from the project construction area. Operational vibrations associated with the project site would be similar to existing conditions. No new sources of vibration would be present at the project site. The impact would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The project is not located within the vicinity of a private airstrip or an airport land use plan. The Lee Vining and Yosemite Mammoth Airports are located approximately 14 and 22 miles from the project site, respectively. The project would not expose people residing or working in the project area to excessive noise levels for airports. No impact would occur.

3.14.2 Conclusion

As discussed above, the project would result in less than significant impacts on noise. Further environmental analysis is not required under CEQA.

3.15 Population and Housing

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐	☐

3.15.1 Discussion

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

With a practical build-out of the 2015 General Plan, the GPU EIR forecasts indicate that June Lake area would have a population of 6,521 and an average household size of 2.16. In 2018, June Lake area had a population of 390 (Data USA, 2019). The project would provide a total of 12 new apartment units. The project would directly increase the area's resident population by an estimated 22 persons[7] (with a household size of 2.16) to an estimated 412-person permanent population in the June Lake community. The 300 feet of utility extensions are only for the project site, and the project would not include extension of roads or other infrastructure that would directly induce population growth in the area. The population growth in the area would be consistent with the planned population growth in the General Plan because the project would comply with the housing density standards established in the General Plan. The project would not induce substantial unplanned population growth. The impact would be less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The residential area of the main house and the two duplex apartments are currently rented and occupied by four local residents and can house up to six people. The project would provide new housing with the incorporation of 12 apartment units, which would increase the June Lake population as discussed above. Because of the limited number of existing residences, the project would not displace substantial numbers of existing people or housing and would create a net increase in housing. The impact would be less than significant.

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[7] The assumption of net new population is based on an estimated four persons living on the site under existing conditions and a projection of 26 persons living on the site after full build out.

3.15.2 Conclusion

As discussed above, the project would result in less than significant impacts on population and housing. Further environmental analysis is not required under CEQA.

3.16 Public Services

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
Fire protection?	☒	☐	☐	☐	☐
Police protection?	☒	☐	☐	☐	☐
Schools?	☒	☐	☐	☐	☐
Parks?	☒	☐	☐	☐	☐
Other public facilities?	☒	☐	☐	☐	☐

3.16.1 Discussion

a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services, including fire protection, police protection, schools, parks, and other public facilities?**

The project does not include construction of new or physically altered government facilities.

Fire Protection. The project is located within the boundaries of the June Lake Fire Protection District (Mono County Local Agency Formation Commission, 2009). The project is located approximately 0.5 mile southwest of the June Lake Fire Department. The project would need to obtain a "will-serve" letter from the June Lake Fire Protection District consistent with the requirements of the Mono County General Plan Safety Element Action 3.A.2.a. The project would not affect response times or service ratios for the fire station as the project will be replacing existing residential units with new residential units and will have adequate fire access. There would be no need to create a new or altered fire station. Emergency access will be taken from Gull Lake Road. Lot B will provide adequate turnaround space for emergency vehicles. The impact on fire protection would be less than significant.

Police Station. Police services are provided by the Mono County Sheriff's Department for unincorporated areas of the County. The Mono County Sherriff's Department has a substation located in June Lake, and the substation is located approximate 0.2 mile from the project site. The project would replace existing residential and commercial uses with new residential and commercial buildings and would be developed consistent with the General Plan. The project would have a less than significant impact on existing police protection.

Schools. No schools are located in the general vicinity of the project site. The project is located within the Eastern Sierra Unified School District. The closest schools, Lee Vining Elementary School and Lee Vining High School, are both located approximately 14 miles north of the project site. The project's 12 apartment units would potentially increase the June Lake population by 22 persons and may include school-aged children. The GPU EIR concludes that implementing the General Plan would result in a less-than-significant impact on education. The project would be developed consistent with the General Plan and would have a less-than-significant impact on schools.

Parks. Gull Lake Park, June Lake Community Park, and June Lake Mountain Ski Area are located within 1 mile of the project site. The project would potentially add 22 persons to the June Lake population who could utilize the parks for recreation. The additional 22 residents on-site would result in an incremental increase in the demand for existing park facilities but would not result in the need for additional park facilities. The impact would be less than significant.

Other Public Facilities. New residents resulting from the project would be served by the June Lake Library, located within 0.2 mile of the project area. This increase in demand would not result in a substantial adverse physical impact associated with a need for new libraries. The impact would be less than significant.

3.16.2 Conclusion

As discussed above, the project would not generate a need for new or altered government facilities. The project impact on public service would be less than significant and would be consistent with the impacts considered in the GPU EIR. Further environmental analysis is not required under CEQA.

3.17 Recreation

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐	☐

3.17.1 Discussion

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The project apartments would slightly increase the June Lake population by approximately 22 persons. New residents would result in a minor increase in the use of recreational facilities, including Gull Lake Park, the June Lake Community Center, and the June Lake Ballfield recreational facilities. The project would be developed consistent to the General Plan growth projections and would not cause physical deterioration of recreational facilities.

b) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project would increase the June Lake population by 22 persons but would not require new or expanded recreational facilities. The project does not include recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

3.17.2 Conclusion

The project impact on recreation would be less than significant and would be consistent with the General Plan. Further environmental analysis is not required under CEQA.

3.18 Transportation

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐	☐

3.18.1 Discussion

a) Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

SR 158 would be the main roadway to access the project site. The General Plan contains policies and actions to address congestion issue, pedestrian safety, bicyclist's safety, and mobility along SR 158, such as GPU EIR mitigating Policy 13.I.2, Action 25.C.1.b, Action 25.C.4.e, and Policy 25.I.1. Most bike routes in Mono County are located along road shoulders, including June Lake. Limited bike routes and facilities are available in June Lake. In June Lake, signage along North Shore Drive and SR 158 for bicycle routes is present. Bike rack facilities are located at the June Lake Library and Community Center. Existing pedestrian facilities are limited to SR 158 sidewalks.

The project construction would result in a maximum of 30 daily worker vehicle trips (from a maximum of 15 construction workers) and 50 daily truck trips on SR 158 during construction. The low level of workers and truck trips generated by the project construction would not conflict with existing uses of SR 158. The project would generate vehicle and truck trips during operation from residents and workers. The GPU EIR included analysis of future traffic demand in the unincorporated areas of Mono County, including June Lake area. The GPU EIR estimated implementation of the GPU would result in 14.5 percent increase in Average Daily Traffic level in June Lake area. The GPU EIR analysis notes that the estimated increase is not significant and the performance conditions on local streets are not generally a concern since those streets generally carry only local traffic (page 4.2-24 of the GPU EIR). The project would not affect area roadways and the increase in daily vehicle traffic would be consistent with the growth projections in the GPU EIR. Project implementation would not conflict with a program, ordinance, or policy addressing the circulation system. The impact would be less than significant.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

In accordance with the *Technical Advisory on Evaluating Transportation Impacts in CEQA*, Section 21099 of the Public Resources Code states that the criteria for determining the significance of transportation impacts must promote: 1). Reduction of GHG emissions; 2) development of multimodal transportation networks; and 3) a diversity of land uses. The Office of Planning and Research identifies a screening threshold for small, land use projects as a project that generates or attracts fewer than 110 trips per day. Projects that generate fewer than this threshold may be assumed to cause a less-than-significant transportation impact (Office of Planning and Research, 2017).

The project requires a maximum of 15 workers to be conducting construction activities on a single day. Assuming a worst-case scenario that no workers carpool together, up to 80 vehicles trips (one-way) per day could occur, including private vehicles, material hauling and water trucks during the peak of construction. One-way vehicle trips are approximately 63 vehicles for the existing buildings and approximately 154 vehicles for the proposed residential and commercial buildings. The net one-way vehicle trips for the project site after construction is an estimated 91 vehicles. The daily number of vehicle trips associated with the project would not exceed 110 trips per day, the Office of Planning and research's screening threshold for conducting a vehicle miles traveled analysis. The number of trips generated by the project would have a less than significant impact on vehicle miles traveled.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project would not include any design features that would increase circulation hazards. Access to the project site would be provided via a driveway on Gull Lake Road at the southwest end of Lot A and does not include any dangerous intersections or sharp curves. The proposed driveway is in close proximity to the existing driveway on Gull Lake Road and would not result in any dangerous traffic operations. The project is consistent with existing land uses within the June Lake area and would not result in incompatible roadway uses. The impact would be less than significant.

d) Would the project result in inadequate emergency access?

Emergency access to the project area is available along SR 158 and Gull Lake Road. Driveways and access points would comply with all Mono County fire safety standards and General Plan Section 22.150 to maximize entry and egress space for emergency vehicles. The impact to emergency access would be less than significant.

3.18.2 Conclusion

The project would result in less than significant impacts on circulation system, generation of vehicle miles travels, traffic hazards with adherence to General Plan Section 22.150. The project would not cause an impact that would be peculiar to the project that was not addressed in the GPU EIR. Further environmental analysis is not required under CEQA.

- General Plan Section 22.150:
  - Property shall be maintained in accordance with the defensible space requirements contained in Government Code section 51182 (unless exempted by Government Code section 51183 or 51184) and Public Resources Code section 4291, as applicable.
  - The existence or maintenance of any of the following conditions is prohibited:
    - Tree branches within 10 feet of a chimney outlet or stovepipe outlet;
    - Dead or dying tree branches adjacent to or overhanging a building;
    - Leaves, needles, or other dead vegetative growth on the roof of any structure;
    - Flammable vegetation or other combustible growth within 30 feet of an occupied dwelling or structure that prevents the creation of a firebreak;
    - Brush, flammable vegetation, or combustible vegetation located between 30 and 100 feet of an occupied dwelling or structure that prevents the creation of a Reduced Fuel Zone; or
    - Brush or other flammable material within 10 feet of a propane tank.
  - Driveways shall have a minimum width of 7 feet unobstructed horizontal clearance from the centerline of the road, for a total of 14 feet, and unobstructed vertical clearance of 15 feet. In addition to the unobstructed horizontal clearance, a driveway fuel modification area of an additional 8 feet or to the property line, whichever comes first, along each side of the driveway shall be established. The driveway fuel modification area is required from the point at which the driveway intersects the road to the driveway's intersection with the defensible space of the structure. Treatment in the driveway fuel modification area shall be implemented in accordance with the requirements for Zone 2 pursuant to 14 CCR 1299.03. The driveway fuel modification area shall also apply to turnouts and turnarounds associated with driveways.

3.19 Tribal Cultural Resources

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐	☐

3.19.1 Discussion

a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

- i. **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**
- ii. **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public**

> **Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Mono County obtained a list of California Native American tribes from the Native American Heritage Commission and sent written notifications in March 2015 to tribes to initiate tribal consultation process for the GPU EIR. None of the Native American tribes responded to the County's written notification. The County is not aware of any tribal cultural resources that occur within the project vicinity. A cultural resource inventory was conducted for the project site, and no archaeological resources were identified at the project site (Great Basin Consulting Group, 2021). If a tribal cultural resource is encountered during construction, the project would comply with all applicable codes and regulations related to cultural resources, as noted above in Section 3.6 Cultural Resources. The project impact on tribal cultural resources would be less than significant.

3.19.2 Conclusion

The project impact on known or previously undiscovered tribal cultural resources would be less than significant. The project would not cause a peculiar impact on tribal cultural resources. Further environmental analysis is not required under CEQA.

3.20 Utilities and Service Systems

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐	☐

3.20.1 Discussion

a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

b) **Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

c) **Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

The project would be served by existing utilities and service systems. Including water, sewer, electricity, telecommunication, and waste disposal. The project would not require the relocation or construction of new or expanded utilities and service systems other than approximately 300 feet of on-site connection to the existing systems. All utilities would be underground, in accordance with Mono County General Plan Chapter 11 regulations.

GPU EIR mitigating Action 16.A.1.a requires the project to obtain written confirmation from the June Lake Public Utility District that adequate water supply and sewage treatment capacity exist. In compliance with GPU EIR mitigating Action 16.A.1.a, the project would have less than significant impact related to water supplies and wastewater system capacity.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

The project would produce solid waste from construction and demolition activities. Benton Crossing Landfill currently serves as the regional landfill for Mono County, and it is the only site in Mono County that accepts municipal solid wastes. Capacity at this landfill is expected to be adequate through 2023, after which the site will be closed (CalRecycle, 2019). The Benton Crossing Landfill has a permitting capacity of 500 tons per day and would be able to accept the 435 cubic yards of demolition material. Pumice Valley Landfill would be available for solid waste disposal after the Benton Crossing Landfill ceases operation in 2023. Pumice Valley Landfill has a remaining capacity of 358,790 cubic yards and is expected to be operational until 2048 (CalRecycle, 2021b). Solid waste from operation and maintenance of the project site would likely be disposed of at the Pumice Valley Landfill. All project-related waste would be disposed at permitted solid waste facilities and in accordance with local and State regulations. The impact would be less than significant.

3.20.2 Conclusion

As discussed above, the project impacts on utilities and service systems would be less than significant with implementation of GPU EIR mitigating Action 16.A.1.a. The impact on utilities and service systems would not be peculiar to the project. Further environmental analysis is not required under CEQA.

- Action 16.A.1.a: Developers, as a condition of approval, shall obtain written confirmation from the June Lake PUD or other local public utility operators that adequate water supply and sewage treatment capacity exists.

3.21 Wildfire

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	☐

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐	☐

3.21.1 Discussion

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The project site is located in an area designated as a state responsibility area designated as high and very high fire hazard severity (CAL FIRE, 2007). The Mono County General Plan identifies the June Lake area as a high fire risk area with relatively high fire protection. The Mono County Emergency Operations Plan (EOP) details the major evacuation routes for Mono County, which include U.S. Highway 395, U.S. Highway 6, and SR 120 and 108 (Mono County, 2012). U.S. Highway 395 would be the main evacuation route via SR 158 for the project area. Construction and operation of the project would not result in any activities that would inhibit evacuation routes. The impact would be less than significant.

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Mono County Community Wildfire Protection Plan describes fire risk and fire spread rates for Mono County (Anchor Point Group, 2009). The project site is located within the June Lake

Village Plan-designated area. A Wildfire Hazard Rating (WHR) model developed for communities located within the Wildland Urban Interface (WUI) identifies the June Lake Village Area as a low wildfire hazard area (Anchor Point Group, 2009). Fire behavior modeling for the area indicates the June Lake Village has a relatively low spread rate and moderate flame length under moderate fire weather conditions (Anchor Point Group, 2009).

All buildings within the project site would be constructed using fire-resistant siding to reduce the potential effects of fire on the structures. The project would not further exacerbate wildfire risk and may reduce risk due to the replacement of wooden structures with fire resistant structures. The impact would be less than significant.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The project would include extending approximately 300 feet of existing power line to the project site. The electricity line would be placed underground and would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. The impact would be less than significant.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The topography of the project site is relatively flat but located downslope of SR 158. The project site is in an area of low landslide susceptibility and would not be susceptible to landslides in post-fire conditions (California Geological Survey, 2018). As discussed in Section 3.11: Hydrology and Water Quality Impact c), the project would have less that significant impact related to runoff and flooding. Project structures would be constructed in accordance with applicable building standards. The project would not expose people or structure to significant risks associated with runoff, post-fire slope instability, or drainage changes. The impact would be less than significant.

3.21.2 Conclusion

As discussed above, the project impact on wildfire risks would be less than significant. Further environmental analysis is not required under CEQA.

3.22 Mandatory Findings of Significance

Environmental Impacts	No Impact/Less Than Significant	Less than Significant with GPU EIR Mitigating Policy or Action	Significant Project Impact	Significant Impact not Identified by GPU EIR	Substantial New Information
Does the project:					
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐	☐
b) Have impacts that area individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐	☐

3.22.1 Discussion

a) **Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

The project site is located in a developed area with no natural habitat. Implementation of the project would not significantly impact any sensitive plants, plant communities, fish, wildlife, or habitat of any sensitive species, as discussion in Section 3.5.

As discussed in Section 3.6 Cultural Resources and Section 3.19 Tribal Cultural Resources, project implementation would result in less than significant impacts on cultural resources. The project site does not contain any known historic resources or structures of significance that would be eligible for the NRHP or CRHR. No archaeological site near the project site have been determined to be eligible for the CRHR or NRHP. As discussed in Section 3.6 Cultural Resources, no archaeological materials were identified at the project site during an archaeological survey. Project activities may disturb previously unknown resources during ground disturbing construction activities. In the event an unanticipated cultural or tribal resource is discovered, the project would comply with all applicable codes and regulations related to cultural resources, as noted above in Section 3.6 Cultural Resources. The project would not eliminate important examples of the major periods of California history or prehistory and the impact would be less than significant.

b) Have impacts that area individually limited, but cumulatively considerable (“Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

There are no past, present, or foreseeable future projects in the vicinity of the project site (Mono County, n.d.; California Department of Transportation, 2020). Caltrans District Nine identifies three projects in the design and construction phases within 3 miles of the project site, including the Mono Chain Up Area, Grant Lake Thin Blanket, and Sandhouse Thin Blanket (Caltrans, 2021). These projects are not located within or near the project site and would not have cumulative impacts with the project. The Mono County GPU identifies the Walker Basin Water Transfer Program as a cumulative project, but that project only effects Bridgeport Valley and Antelope Valley, and would not impact the June Lake area. No cumulative impacts would occur.

c) Would the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed in Section 3, Environmental Analysis, the project would not result in significant impacts on air quality, hazards and hazardous materials, water quality, noise, or wildlife and would not result in substantial adverse effects on human beings directly or indirectly. The project involves replacement of existing residential and commercial buildings with new residential and commercial buildings. Due to compliance with modern building standards, the buildings would not have a substantial adverse effect on human beings and the impact would be less than significant.

3.22.2 Conclusion

The project impact on the environment, plant or animal communities, or historic or prehistoric resources would be less than significant. The project would not result in cumulatively considerable impacts on the environment and would not result in significant impacts on human beings. Further environmental analysis is not required under CEQA.

4 Determination

Based on this initial evaluation:

I find that the proposed infill project WOULD NOT have any significant effects on the environment that have not already been analyzed. Pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183, projects that are consistent with the development density of existing zoning, community plan or general plan policies for which an EIR was certified shall be exempt from additional CEQA analysis except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

A Notice of Determination (§15094) will be filed: ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project and/or revisions in the project have been made by or agreed to by the project proponent.

A Negative Declaration will be prepared: ☐

I find the proposed project MAY have a significant effect on the environment.

An Environmental Impact Report is required: ☐

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and uniformly applied development standards are required.

Signature Date

Printed Name Title

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January 5, 2021

To: The Sheet

From: Heidi Willson

Re: Legal Notice for **January 8** edition

Invoice: Heidi Willson, 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 **January 20, 2021**. As authorized by AB 361, Mono County has declared a state of emergency, local officials have recommended or imposed measures to promote social distancing, the Commission cannot meet safely in person, and the legislative body has made such findings; therefore the meeting will be accessible remotely by livecast at: https://monocounty.zoom.us/j/85863836104 and by telephone at: 669-900-6833 (Meeting ID# is 858 6383 6104) where members of the public shall have the right to observe and offer public comment, to consider the following: **9:00 a.m. CONDITIONAL USE PERMIT 20-003/Morton.** The proposal is for residential & commercial development at APNs 015-140-054 & 015-104-053 in June Lake. Proposal for APN 015-140-054 will include construction of 12 two-bedroom/one-bathroom apartments, and proposal for APN 015-104-053 will include three commercial buildings. Parcels are designated Commercial Lodging-High (CL-H) and Commercial (C), respectively. In accordance with the California Environmental Quality Act Guideline 15183, a Notice of Exemption will be filed. Project materials are available for public review online at https://monocounty.ca.gov/planning-commission and hard copies are available for the cost of reproduction by calling 760-924-1800. INTERESTED PERSONS are strongly encouraged to attend the livecast meeting by phone or online, and to submit comments to the Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA, 93546, by **8 am on Wednesday, January 19,** to ensure timely receipt, by email at cddcomments@mono.ca.gov, or via the livecast meeting (technology permitting). 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.

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Mono County
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To: Mono County Planning Commission

From: Bentley Regehr, Planning Analyst
Wendy Sugimura, Community Development Director

Re: Housing programs and policies workshop

RECOMMENDATION

Provide any desired direction to staff, including prioritization of policy options.

BACKGROUND

In 2018, the Board reviewed housing programs and prioritized a subset for staff workflow. At the June 15, 2021, Housing Authority meeting, the Board of Supervisors requested further discussion of potential policy changes to the General Plan to address housing needs in the county. The Board requested staff make recommendations for prioritizing the policy issues based on a) expediency, b) amount of work created, and c) yield. Then, on September 7, 2021, the Board approved a response to the Grand Jury report on housing in Mono County that committed to several actions related to housing policy. At the September 21, 2021, meeting, a quarterly report on housing programs and the General Plan Housing Element was presented and the Board requested that programs be organized into a table clearly indicating the current status of each program.

A December 7, 2021, update to the Board sought to combine priorities from 2018 with the discussions from 2021 to provide: 1) a summary of policy discussion items and recommended prioritization based on the criteria above for Board direction, and 2) a summary table indicating the current status of each program (see Attachment 1). The summary table was organized around the Housing Element structure to provide program tracking in an easily digestible manner.

At the December meeting, the Board also provided direction on various policy discussion items aimed at improving housing production. This staff report and workshop is intended to provide an overview of the Board's direction to staff and receive any further direction from the Commission.

PROGRAM SUMMARY (Attachment 1)

Of the 13 completed projects, six were identified as high priority, one as moderate priority, and five were mandated by the state.

Of the ten projects currently in progress, two are identified as high priority, three as moderate priority, three as low priority (two are driven by a development application which the County is mandated to process), and two are mandated by the state. These projects in progress currently consume most of staff's capacity and delaying or temporarily suspending projects to redirect staff capacity is not an option for those funded by grants or driven by an applicant:

Housing Programs In Progress			
Project	**Funding**	**Staffing**	**Priority**
Vehicle Miles Travelled (VMT) model and update of the County greenhouse gas (GHG) emissions inventory to streamline future California Environmental Quality Act (CEQA) analyses	State grant	Consultant & County (Planning)	High
Infrastructure needs assessment and capacity improvement study for special districts to support increased housing	State grant	Consultant & County (Planning)	Moderate
Accessory Dwelling Unit (ADU) prescriptive designs	State grant	Consultant & County (Building/Planning)	Low
Inventory of County parcels	General fund	Contract staff (CAO)	Moderate
Allow single room occupancy dwellings in all land use designations	General fund	County (Planning)	State mandated
Develop reasonable accommodation procedure	General fund	County (Planning)	State mandated
Process use permit application for a project including a low-income unit	General fund / applicant	Consultant (CEQA) & County (Planning)	Moderate
Process use permit application for a project including a density bonus unit	General fund / applicant	Consultant (CEQA) & County (Planning)	Low
Reduce or waive processing fees for a project proposing a low-income unit	General fund	County (Planning)	Low
Sell housing units in Benton to the Tribe	General fund / housing fund	County (County Counsel, Public Works, Planning)	High

Of the 17 remaining projects, 14 require additional resources to initiate and three are ongoing projects usually associated with monitoring development activity. An additional 10 programs involve policy discussions and are detailed below for further Board direction.

POLICY DISCUSSION

The policy considerations are described under four different categories and include a recommended prioritization based on a) expediency, b) amount of work created, and c) yield, as previously directed by the Board. Note that compliance with the California Environmental Quality Act (CEQA) was unknown at the time the staff report was drafted and could significantly affect expediency and amount of work created, and therefore the recommended priority.

Tiny Homes and RVs as Living Units

Recreational Vehicles (RVs) or trailers, from a planning perspective, are defined as any unit that is not on a permanent foundation and may include traditional wheeled recreational vehicles or tiny homes. These units are licensed under the California Department of Motor Vehicles (DMV) and the California Building Code (CBC) does not apply; therefore, the County has no health and safety jurisdiction over the standard of construction. Tiny homes on a permanent foundation are permittable under the CBC with a building permit. RVs may only be used as a permanent residence in Rural Resort (RU) and Rural Mobile Home (RMH) land use designations through a Use Permit.

A maximum of one RV-type unit may be permitted without triggering state requirements. Two or more units requires permitting through the State Department of Housing and Community Development (HCD) as an RV or mobile home park. This policy discussion is therefore limited to the addition of one RV-type unit per parcel.

Aesthetics may be controversial for all RV placements and may be heightened in certain neighborhoods. If any of these policy items are undertaken, the Board could provide direction that design guidelines, such as exterior colors or materials, full-enclosure skirting, roof pitch, etc., be required.

- *Permit one RV-type unit per parcel on certain land use designations in support of an onsite business or housing complex.*

  To provide workforce housing for a business or housing complex located on the same site on either a temporary (180 days) or long-term basis, one RV-type unit may be permitted in non-residential land use designations, which may include Commercial (C), Commercial Lodging (CL), Mixed Use (MU), Multifamily residential (MFR), and Resource Management (RM). By only allowing one RV as a residence per parcel, the proposal would avoid jurisdictional authority by the California Department of Housing and Community Development (HCD) and is likely to qualify as a CEQA exemption.

  Recommended Priority: High (pending CEQA)
    - **Expediency**: Moderate – could be included in the next annual General Plan update
    - **Amount of work created**: Moderate to low unless controversial – development of design standards and outreach would be conducted through regular Regional Planning Advisory Committee (RPAC) meetings
    - **Yield**: Likely high (5+) based on recently denied requests and compliance cases, and relatively quick once policy is adopted
    - **Board Support:** High

- *Permit one tiny home/RV on residential land use designations such as Single Family Residential (SFR), Estate Residential (ER), Rural Residential (RR), and Multi Family Residential (MFR).*

  Because this policy cannot be crafted to apply solely to parcels owned by full-time residents for a variety of reasons, RV-type units would be just as likely to be utilized for camping vacations by second homeowners and disincentivize construction of a true residential unit. If permitted, typical activities associated with RVs in campgrounds should be expected on residential parcels such as outdoor campfires, noise such as music and generators, and outdoor gatherings. The increase in complaints and enforcement work has the potential to be relatively high. Local full-time residents may be less likely to own vacant property and therefore less likely to benefit from this policy.

Recommended Priority: Low

- **Expediency**: Low – likely requires a separate General Plan Amendment
- **Amount of work created**: High – likely controversial within residential neighborhoods, and enforcement burden likely high after adoption
- **Yield**: Likely low for local full-time residents
- **Board Support**: Mixed/Explore further

Factory-Built Housing and Manufactured Homes

Factory-built housing and manufactured homes are often considered cost-effective methods of constructing a residential unit and are outright permitted in every land use designation allowing a single-family residence, except MFR-M and MFR-H, subject to standards in General Plan Land Use Element Section 04.280 (see Attachment 2). The standards in Section 04.280 typically do not prevent the approval or construction of these units but may increase costs slightly. Some of the standards could be adjusted to remove barriers for this type of housing and/or provide consistency with state law.

- *Reduce design requirements to be consistent with requirements for stick-built homes.*

  Remove the requirements for a 3:12 pitch roof, 10" eaves, and minimum width of 20' or more unless deemed consistent with community or countywide design guidelines. While a typical design, a 3:12 roof pitch and eaves are not required by the General Plan or CBC for stick-built units. The minimum width was originally required to ensure aesthetic compatibility with stick-built structures but has become less of an issue as manufactured home designs improved. In 2015, homes of less than 20' were permitted subject to compatibility with design guidelines, which was usually determined by RPAC review. Given no units have been rejected by the RPACs, the aesthetic concern appears minimal and elimination of the requirement would expedite the building permit approval process.

  Recommended Priority: High

  - **Expediency**: Moderate – could be included in the next annual General Plan update
  - **Amount of work created**: Moderate to low unless controversial – outreach through regular RPAC meetings, not affected by CEQA
  - **Yield**: May yield a low number of new units, but most likely will reduce cost of units that would have been proposed regardless
  - **Board Support:** High

- *Increase flexibility of foundation design for manufactured homes.*

  For manufactured homes, General Plan Land Use Element Section 04.280 currently requires a permanent perimeter foundation constructed of concrete or masonry that meets the same requirements as stick-built structures. The requirement ensures the foundation meets the CBC and the aesthetic appearance is compatible with stick-built homes. However, pier and footing systems meeting CBC requirements are now common and the aesthetics of alternatives such as siding and skirting have improved, and both reduce the cost of construction. These measures have been permitted for Mountain View Fire rebuilds and could be extended countywide. The General Plan policy revision would allow a permanent and complete non-structural perimeter enclosure of siding, skirting, or similar paneling on a non-load bearing frame that connects the manufactured housing unit to the ground with no gaps, subject to compliance with the building code and limited aesthetic standards to simulate a foundation of concrete or masonry.

Recommended Priority: High

- **Expediency**: Moderate – could be included in the next annual General Plan update
- **Amount of work created**: Moderate to low unless controversial – outreach through regular RPAC meetings, not affected by CEQA
- **Yield**: May yield a low number of new units, but most likely will reduce cost of units that would have been proposed regardless
- **Board Support**: High

Increase Allowable Density

A variety of potential General Plan amendments could increase allowable density on various land use designations.

- *Allow duplexes as an outright permitted use on residential land use designations such as SFR, ER, and RR.*

  Recently passed state legislation (Senate Bill (SB) 9) mandates, among other things, ministerial approval of two-unit structures on lots previously zoned for single-family homes and is exempt from CEQA. The legislation does not apply to Mono County and while local regulations could be adopted to provide the same outcome, they would be subject to CEQA. Essentially doubling the outright allowed density of all single-family residential land use designations could require a significant and costly CEQA analysis, and then implementation may be hampered by the capacity of special districts to provide services. On the other hand, targeted areas of the county may be appropriate for this increased density and CEQA may not represent a significant barrier. These target areas are likely to be within or adjacent to existing communities, which is consistent with General Plan policies guiding growth, and therefore likely to be in the service area of special districts.

  Therefore, the recommendation is to first identify target areas through the grant-funded project evaluating special district services and capacity, which would not trigger CEQA. Where the infrastructure exists for increased housing density, CEQA is likely to be simpler and the area is more likely to be consistent with General Plan policies. Once the project is refined by identified target zones, the priority could be reassessed based on better information.

  Recommended Priority for identifying target areas: High

  - **Expediency**: Moderate – could be completed through the special district study (grant deadline of 2024)
  - **Amount of work created**: Low – part of grant project, not affected by CEQA
  - **Yield**: Unknown – target areas may be limited and more inquiries are typically received for single-family units on MFR parcels than multiple units on SFR parcels
  - **Board Support**: High dependent on infrastructure studies

  Recommended Priority for increasing density countywide: Low

  - **Expediency**: Extremely low – likely controversial, CEQA may be complex, and would require a separate General Plan Amendment
  - **Amount of work created**: Extremely high, assuming a complicated CEQA document and controversy
  - **Yield**: Unknown – more inquiries are typically received for single-family units on MFR parcels than multiple units on SFR parcels
  - **Board Support**: Mixed

- *Establish minimum allowable densities on MFR land use designations, e.g., do not allow single-family residential units on MFR parcels.*

  Legal research is needed to fully understand the scope of this potential program. The recommendation is to direct staff to complete the necessary legal research and revisit the policy discussion at a future date.

- *Add housing as a permitted use to the Specific Plan land use designation.*

  The Specific Plan land use designation has no outright permitted uses, meaning the specific plan process and CEQA analysis must be completed prior to any development. However, some number of housing units could be permitted outright on specific plan land use designations to allow the construction of housing in addition to or without an adopted specific plan.

  <u>Recommended Priority</u>: Moderate (pending CEQA)
  - **Expediency**: Moderate – could be included in the next annual General Plan update
  - **Amount of work created**: Moderate to low unless controversial – outreach through regular RPAC meetings
  - **Yield**: Unknown – dependent upon proposals from private property owners
  - **Board Support**: Interested but more information needed.

- *Adopt a density bonus policy that goes above and beyond the state's mandated policy.*

  Since the current state-mandated density bonus was enacted, only one application to increase density has ever been received. Similar to allowing duplexes outright on residential parcels, the capacity of special districts and CEQA compliance play a significant role in the effectiveness, expediency, and amount of work for this policy item. A first step could be to identify target areas for increased density bonuses through the special district infrastructure and capacity study. Once the project is refined by identified target zones, the priority could be reassessed based on better information.

  <u>Recommended Priority for identifying target areas</u>: Moderate
  - **Expediency**: Moderate – could be completed through the special district study (grant deadline of 2024)
  - **Amount of work created**: Low – part of grant project, not affected by CEQA
  - **Yield**: Low based on historic demand
  - **Board Interest**: Mixed

  <u>Recommended Priority for density bonus increase</u>: Low

  - **Expediency**: Moderate to Low – could be included in the next annual General Plan update, coordination with special districts would increase effectiveness
  - **Amount of work created**: Moderate – determining density bonus standards could be complicated
  - **Yield**: Low based on historic demand
  - **Board Support**: Low

- *Allow multi-family residential projects to add more accessory dwelling units (ADUs) than currently allowed by the state.*

  Under state legislation, a maximum of two detached accessory dwelling units are permitted outright for a multifamily residential project. In addition, the conversion of areas not used as livable space into an ADU is permitted up to 25% of the existing multifamily dwelling units. Anecdotally, multifamily projects are typically more constrained by development standards such as snow storage, parking, lot coverage, setbacks, etc. than limitations on the number of permitted ADUs.

  <u>Recommended Priority for density bonus increase</u>: Low
  - **Expediency**: Moderate to Low – could be included in the next annual General Plan update, coordination with special districts would increase effectiveness
  - **Amount of work created**: Moderate – determining ADU increase could be complicated
  - **Yield**: Low based on historic demand
  - **Board Support**: Interested, but more information needed.

Other

- *Conduct a workshop on the term "rural character" to determine if it creates barriers or disincentives for housing by March 2022.*

  This concept was raised through the response to the Grand Jury report and can be considered a follow-up item for a future workshop with the Board, which may result in further direction for policy modifications.

- *Develop a program to incentivize long-term rentals.*

  Specific programs to incentivize long-term rentals would need to be proposed to provide an evaluation. Given no land use regulations currently apply to long-term rentals, modification or relaxation of regulations are not an option and the program would likely originate outside of the Community Development Department.

- *Update Housing Needs Assessment.*

  Future State housing grant funds, such as SB2, LEAP and REAP may be available to fund an update. When the Board considers programs for future grant funding, this program will be included in the list and the Board may give direction at that time to apply for funding.

SUMMARY

Based on Board feedback, the following priorities and general schedule were identified:

Follow-Up Items:

- Legal research for establishing minimum allowable densities on MFR land use designations.
- Future workshop on the term “rural character.”
- Include an update to the Housing Needs Assessment as a potential project in a future housing grant application.

High Priorities:

As part of next General Plan Amendment:

- Permit one RV-type unit per parcel on certain land use designations in support of an onsite business or housing complex.
- Reduce manufactured home design requirements to be consistent with requirements for stick-built homes.
- Increase flexibility of foundation design for manufactured homes.

As part of Special Districts study:

- Identify target areas for outright permitting of duplexes as part of the special district infrastructure and capacity improvement study; also include areas appropriate for increased density bonus (a moderate priority). The priority of regulatory changes to outright permit duplexes and increase the density bonus would then be back for future discussion.

ATTACHMENTS:

1. Housing Programs Summary Table

Attachment #1

Housing Policy Programs

December 7, 2021

Completed Programs				
Source	**Description**	**Status**	**Board Priority (2018) / Timeframe**	**Policy Discussion Item**
Housing Element 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.	**Completed** as part of the 2019-2027 Housing Element.	High	
Housing Element 1.2	Adopt at least one regulatory change that improves housing production potential.	**Completed.** Updates to Chapter 16, Accessory Dwelling Units reduce restrictions on ADUs.	High	
Housing Element 1.3	Reduce 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. Redesignate at least one parcel to be eligible for tiny home development under current standards.	**Completed.** Tiny homes on a foundation are permittable under an appendix in the California Building Code, which Mono County has adopted. The California Building Code has not created a separate definition for tiny homes on a chassis. See "Short Range" section.	High	X
Housing Element 2.3	Reinstate the Housing Mitigation Ordinance.	**Completed.** The Housing Mitigation Ordinance was reinstated effective February 2020.	Moderate	
Housing Element 2.11	Allow manufactured homes and accessory dwelling units (ADUs) in the same manner and land use designations as stick-built single family homes, and allow accessory dwelling units (ADUs), regardless of zoning and development standards, in any zone with an existing single-family home, consistent with state law (Government Code §65852.3).	**Completed.** Updates to Chapter 16, Accessory Dwelling Units were approved through GPA 21-01 to be consistent with state law. Manufactured homes and ADUs are permittable in all land use designations as stick-built single-family homes.	High	
Housing Element 3.5	Identify incentives for property owners to convert short-term rentals into long-term rentals, invite all short-term rental property owners to participate, and convert at least one unit.	**Completed.** Adopted incentives include an exemption from Housing Mitigation Ordinance (HMO) fees and, if relinquishing a Short-Term Rental Activity Permit, no longer applying for a renewal on an annual basis. One approved short-term rental has not renewed its annual permit, eliminating one short-term rental use. In addition, two single-family homes have elected to eliminate short-term rental eligibility in perpetuity to claim an exemption from HMO fees. While permit renewals are regulatory in nature and could be considered a “stick,” the second (HMO fee exemption) is clearly an incentive. The County has no regulatory means to ensure the units are being rented long-term; other occupancy options are for the units to house occasional/seasonal second homeowners or year-round primary owners, or remain vacant.	Moderate	
Housing Element 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.	**Completed.** Information provided on website and appropriate accommodations are made.	Not identified in prioritization matrix (State requirement)	

Housing Element 4.3	Monitor the need for permanent emergency shelters beyond the County's community centers and make emergency shelters an outright permitted use in Public Facility (PF) land use designations, as consistent with state law.	**Completed.** Emergency shelters were made an outright permitted use in PF in conjunction with the adoption of the Housing Element in 2019.	Not identified in prioritization matrix (State requirement)	
Housing Element 4.4	Ensure the Multi-Jurisdictional Hazard Mitigation Plan remains up to date.	**Completed.** Next required update is 2024.	Not identified in prioritization matrix (State requirement)	
Housing Element 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.	**Completed.** The Birch Creek condo was sold to IMACA to create the first transitional housing unit located in Mono County. The Social Services and Behavioral Health departments continue to collaborate on programs to support homeless persons, victims of domestic violence, and other transitional housing needs.	Not identified in prioritization matrix	
Housing Element 4.6	Allow transitional and supportive housing as a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, consistent with state law (Government Code §65583(a)(4)(A)).	**Completed.** Adopted in conjunction with the Housing Element in 2019.	Not identified in prioritization matrix	
Housing Element 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.	**Completed.** The County sold the property at 71 Davison Road in Mammoth Lakes in October of 2019 to an affordable housing developer who purchased the property subject to deed restrictions for affordability requiring the creation of 5 units. The project was a joint effort with the Town and Mammoth Lakes Housing. The County maintains funding in the Revolving Loan Fund and First-Time Homebuyer Assistance Fund. The Birch Creek Condo was sold to IMACA for use as transitional housing. See "Ongoing" section.	High	
Housing Element 3.1	Support programs that may improve housing stock quality. Continue outreach through the County website and information counters that provide information to community members about weatherization and energy efficiency strategies and funding/waivers. Pursue at least one rehabilitation grant. Update housing stock survey at least once per housing cycle.	**Completed.** Mono County currently has a Homebuyer Assistance program administered by Mammoth Lakes Housing funded by the State HOME program. See "Ongoing" section.	High	
Short Range Programs (2021-2023)				
Source	**Description**	**Status**	**Board Priority (2018) /**	**Policy Discussion Item**
Housing Element 1.4	Identify future opportunities for CEQA streamlining, including using exemptions when possible.	**In progress:** CDD has hired a consultant to complete a Greenhouse Gas Emissions checklist and Vehicle Miles Travelled (VMT) model, which will help streamline CEQA for housing projects.	High / Spring 2022	
Housing Element 1.5	Identify sites within or adjacent to existing communities where infrastructure limits development potential. Participate in the preparation of at least two grant applications by invitation of the infrastructure entities and assist those entities with understanding environmental regulations.	**In progress:** CDD has been awarded $250k through the CDBG grant to create a needs assessment for special districts in order to identify areas within or adjacent to existing communities where development is limited by infrastructure. CDD is currently in the process of contracting with a consultant.	Moderate / Spring 2024	

Housing Element 2.2	Review current use and long-term needs of County-owned parcels and evaluate for disposition or development for potential housing sites.	**In progress:** Inventory of County-owned parcels is in progress. Report was presented to the Board on 9/7/21. CAO's office is considering next steps based on Board input.	Moderate / TBD	
Housing Element 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.	**In progress:** Staff will incorporate into the next annual General Plan update.	Not identified in prioritization matrix (State requirement) / Sept. 2022	
Housing Element 4.9	Adopt a reasonable accommodation procedure that provides persons with disabilities exception in land use and zoning laws. The process will not require a CUP or variance and will not be limited to accessibility improvements. The process and procedures will be posted on the County's website and materials made available at all public counters.	**In progress:** The Building Division has procedures in place; staff needs to review procedures for the entire department and ensure availability and compatibility.	Not identified in prioritization matrix (State requirement) / Spring 2022	
Housing Element 1.2	Adopt at least one regulatory change that improves housing production potential.	**Policy Discussion** to permit one tiny home/RV on certain land use designations in support of a business onsite and reduce design requirements for factory-built/manufactured homes is being initiated.	High	X
Housing Element 2.5	Identify zoning requirements for which more flexible approaches could incentivize more on-site affordable units.	**Policy Discussion** to allow one tiny home on a chassis and RVs on additional land use designations is being intiated.	Moderate	X
Housing Element 1.3	Reduce 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. Redesignate at least one parcel to be eligible for tiny home development under current standards.	**Policy Discussion** to permit one tiny home/RV on certain land use designations in support of a business onsite and reduce design requirements for factory-built/manufactured homes is being initiated.	High	X
Housing Element 3.2	Bolster the County's Revolving Loan Fund for the purchase and deed restriction of at least one unit.	**Resources Needed.** No contributions have been made to the Revolving Loan Fund since 2015. Funding has not been available. This program could be incorporated into the discussion of long-range funding expected by June 2022.	High	
Long Range Programs (2023 and beyond)				
Source	**Description**	**Status**	**Board Priority (2018) /**	**Policy Discussion Item**
Housing Element 1.10	Establish and adopt minimum allowable densities or increased densities in appropriate community areas or specific plans.	**Policy Discussions:** 1) The question of minimum allowable densities on multi-family residential land use designations was raised through the 2021 Grand Jury report, and the Board responded that an initial policy discussion would be held by the end of March 2022. 2) A discussion of adding housing as a permitted use in the Specific Plan Land Use Designation is being initiated. 3) Discuss allowing duplexes outright on single-family residential parcels.	Not identified in prioritization matrix / 1) March 2022, 2) TBD	X
Housing Element 1.7	Determine viability, feasibility, and value of creating a housing land trust in order to facilitate acquisition of housing and land for affordable housing developments.	**Resources Needed.** A housing land trust has not been explored. A partner with capacity and expertise, as well as funding, is needed.	Moderate	

Housing Element 2.4	Establish a policy on the County’s participation in the purchase of housing units at market rate and deed restricting to an affordable income level. Purchase and deed restrict one unit.	**Resources Needed.** The necessary resources continue to be unavailable. Funding, a real estate acquisition/management partner, and expertise are required.	Moderate	
Housing Element 2.6	Partner with other agencies and employers to ensure that at least one employee housing project qualifies toward meeting the County’s RHNA targets (e.g. consider waiving building permit fees).	**Resources Needed.** The necessary resources continue to be unavailable. However, the County is on pace to meet its RHNA goals in every category but very low income. Partnership with local employers required.	Moderate	
Housing Element 3.4	Establish a program to minimize unintended consequences of the acquisition and resale of deed restriction units, including concerns regarding long-term costs of monitoring.	**Resources Needed.** Necessary resources have been unavailable. Staff and partner to manage deed restrictions required to establish program.	Moderate	
Housing Element 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.	**Resources Needed.** The necessary resource of a land exchange participant is unavailable. The County is a facilitator only in this scenario. Partnership is required.	Not identified in prioritization matrix	
Housing Element 3.3	Fund the rehabilitation loan program, potentially in collaboration with the Town of Mammoth Lakes, to rehabilitate at least five units during the cycle.	**Resources Needed.** Funding from the CDBG program carries requirements that appear to make the program inviable. No funding has been available from a more flexible source that could generate more demand, and therefore no action has been taken.	Not identified in prioritization matrix	
Housing Element 4.7	Provide for at least one rental-assisted facility for senior residents.	**Resources Needed.** Necessary resources remain unavailable (no proposed developments).	Not identified in prioritization matrix (State requirement)	
Continuous (Ongoing) Programs				
Source	**Description**	**Status**	**Board Priority Level**	**Policy Discussion Item**
Housing Element 1.6	Monitor the requirement for complexes with four units to be approved through a conditional use permit and if it is a constraint on development. Complexes with up to three units are currently a permitted use by-right in multi-family land use designations.	**Ongoing.** The County approved a Use Permit for a four-unit development in June Lake in 2019. A twelve-unit development, also in June Lake, is currently being processed under a Use Permit. No multi-family complexes have been denied under a Use Permit during this Housing Element cycle. Monitoring will continue.	Not identified in prioritization matrix	
Housing Element 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.	**Resources Needed.** The Tioga Inn Specific Plan Amendment for up to 100 housing units was not approved by the Board. An application to amend the Rock Creek Ranch Specific Plan in the Paradise area has been accepted for processing but does not include a housing component. No other Specific Plans have been proposed during this cycle.	Not identified in prioritization matrix	
Housing Element 1.9	Continue to allow for residential development in the commercial land use designation and approve at least one mixed-use development to utilize the county’s limited land base more efficiently and economically for housing.	**Resources Needed.** Residential development is permittable in the commercial land use designation and is evaluated and approved as development is proposed. No applications for mixed use developments have been submitted during this cycle.	Not identified in prioritization matrix	

Housing Element 1.11	Approve at least five accessory dwelling units (ADUs) used for long-term housing 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.	**Ongoing.** Two ADUs have been approved during the cycle. Updates to Chapter 16 prohibit short-term rentals in ADUs and therefore all future ADUs approved during this cycle will meet this action. Approvals are dependent upon the submittal of development applications. **In progress.** The County is currently developing prescriptive designs for ADU's which may incentivize applicaitons in the future.	Not identified in prioritization matrix	
Housing Element 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.	**Resources Needed.** A potential joint grant application for improved infrastructure was under discussion as part of the Tioga Inn Specific Plan Amendment, which is an identified opportunity site. A potential application is no longer on the table given lack of approval of the project. No other circumstance has provided the needed resources to pursue this program.	Moderate	
Housing Element 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.	**See "Completed" section. In progress.** The County has continued efforts to sell housing units in Benton for use by the Tribe.	High	
Housing Element 2.7	Develop partnerships to encourage the development of at least one housing project for very low, low, and moderate-income households.	**In progress.** One development application in June Lake is proposing a deed-restricted unit. **Resources needed.** No other circumstances have provided the necessary resources for this program.	Moderate / Spring 2022	
Housing Element 2.9	Award at least one density bonus for a qualifying project consistent with state law.	**In progress.** A density bonus has been proposed for a twelve-unit development in June Lake.	Low / Spring 2022	
Housing Element 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.	**In progress.** A current project in June Lake may be eligible. Staff will work with the developer and bring forward to the Board if the project meets the policy.	Low / Spring 2022	
Housing Element 3.1	Support programs that may improve housing stock quality. Continue outreach through the County website and information counters that provide information to community members about weatherization and energy efficiency strategies and funding/waivers. Pursue at least one rehabilitation grant. Update housing stock survey at least once per housing cycle.	**See "Completed" section. Ongoing:** The County is not confident demand exists for a rehabilitation grant given the grant requirements. **Resources Needed:** Funding is needed to update the housing stock survey.	High	
Housing Element 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.	**Resources Needed.** The Development Credit program continues to be applied to development proposals in the Bridgeport and Hammil valleys. No development applications invoking the Development Credit program have been received during this housing cycle to date.	Not identified in prioritization matrix	
Outside of Approved Housing Element				
Source	**Description**	**Status**	**Board Priority (2018) /**	**Policy Discussion Item**

Policy Consideration	Adopt a density bonus policy that goes above and beyond the state's mandated policy.	Currently, the County relies on the State's mandated minimum. The County has one current proposal that is utilizing a density bonus but otherwise the density bonus program has not had any interest. Density bonuses are often used in exchange for a percentage of deed restricted units.	Board direction needed	X
Policy Consideration	Allow multi-family residential projects to add more ADUs than currently allowed by the state.	Potential impacts to infrastructure capacity have not been determined and CEQA requirements may be significant.	Board direction needed	X
Policy Consideration	Conduct a workshop on the term "rural character" to determine if it creates barriers or disincentives for housing by March 2022.	Further discussion needed.	Board direction needed	X
Policy Consideration	Develop a program to incentivize long-term rentals.	The subtance and nature of this program is unknown at this time.	Board direction needed	X
Policy Consideration	Update the Housing Needs Assessment.	Future state funds supporting housing (like SB2, LEAP, or REAP) should become available to fund an update, if this is a priority.	Board direction needed	X

Mono County
Community Development Department

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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

January 20, 2022

TO: Mono County Planning Commission

FROM: Bentley Regehr, Planning Analyst
Jason Davenport, Building Inspector

SUBJECT: Accessory Dwelling Unit Prescriptive Designs Workshop

RECOMMENDATION

Conduct workshop and provide any direction to staff, including a potential recommendation for four preferred designs.

BACKGROUND

In April 2020, Mono County Community Development was awarded $160,000 through the Senate Bill-2 (SB-2) grant to fund projects that would accelerate housing production. Approximately half of the grant is being used to update the County's Vehicle Miles Traveled (VMT) model and Greenhouse Gas Emissions (GHG) streamlining checklist for development proposals, while the other half is dedicated to creating a package of prescriptive designs for Accessory Dwelling Units (ADUs).

ADUs have been identified at both the state and county level as a target strategy to address housing needs. ADUs are typically smaller units and are therefore more affordable by design. The focus on ADUs was supported by the State's updated standards in 2020 and the County's subsequent 2021 update to its ADU section of the Land Use Element (Chapter 16). The updated standards provide for increased size and more flexibility on the number of ADUs that may be permitted, and relax setback standards, among other regulations.

In August 2021, Community Development contracted with RRM Design Group to create four ADU prescriptive designs. Prescriptive designs allow an applicant to forgo the cost and time associated with engineering for a specific concept. Staff has worked with RRM to refine draft designs and narrow down to five potential options. A summary of the proposed designs is discussed below.

DISCUSSION

Attachment 1 outlines the five proposed options. The options include one studio, two one-bedroom, and two two-bedroom plans. Each plan comes in both a "mountain" and "high desert" style. All plans are designed to meet the snow load requirements for all communities in the county, including almost all areas of the Town of Mammoth Lakes.

One of the primary goals of the design process is to create plans that are easily transferrable to a variety of situations. Each plan has a compact footprint suitable for a wide range of lot sizes and contains several customizable material options for applicants. The size of the units allows for ministerial approval, assuming all other basic requirements are met (a Director Review permit or Use Permit is required for ADUs that exceed size thresholds, as defined in Chapter 16). Short-term rentals would be prohibited in the prescriptive design ADUs and the units could, if desired, also be used as primary residences.

The units are designed to maximize construction affordability and efficiency by accounting for standard sizes of construction materials and including energy efficiency calculations that meet California Building Code Title 24, as well as mechanical, electrical, and plumbing details.

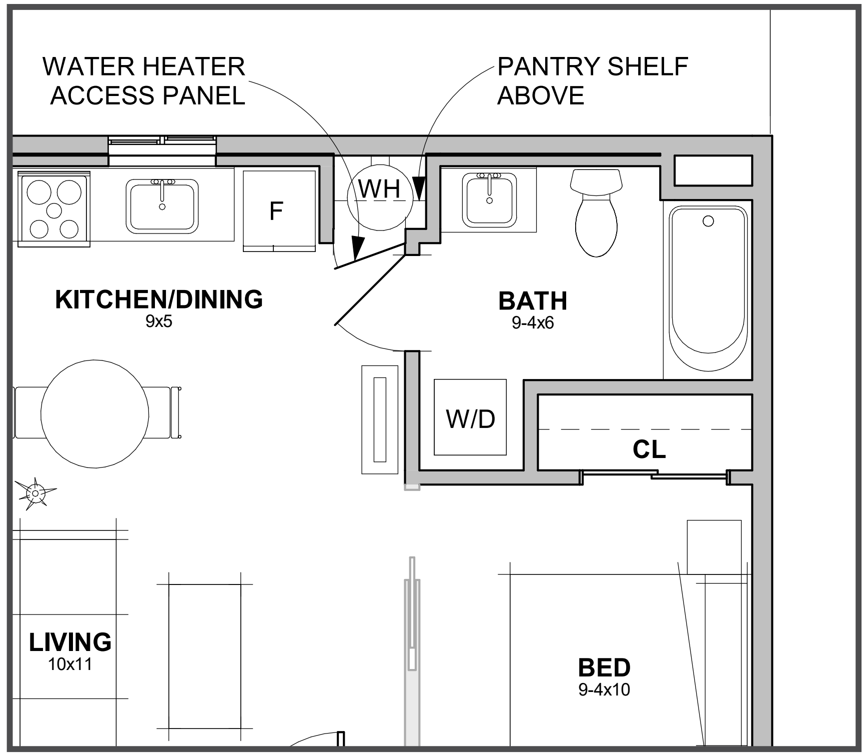
Staff is seeking feedback on the designs and a potential recommendation for four preferred designs. It is possible that all five designs could be green-lighted, but additional funding outside of the grant contract would be required.

Attachment

1. Proposed ADU prescriptive designs
2. Chapter 16, Accessory Dwelling Units

ACCESSORY DWELLING UNIT

SCHEMATIC DESIGN PACKAGE



TITLE SHEET

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

2340-01-CU21

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MONO COUNTY
PLANNING DIVISION-DESIGN REVIEW
PROTOTYPE ADU DESIGN-SCHEMATIC DESIGN

SHEET INDEX

PLAN 1 (SHOWN AS RURAL MOUNTAIN)

PLAN 2 (HIGH DESERT)

PLAN 3 (SHOWN AS RURAL MOUNTAIN)

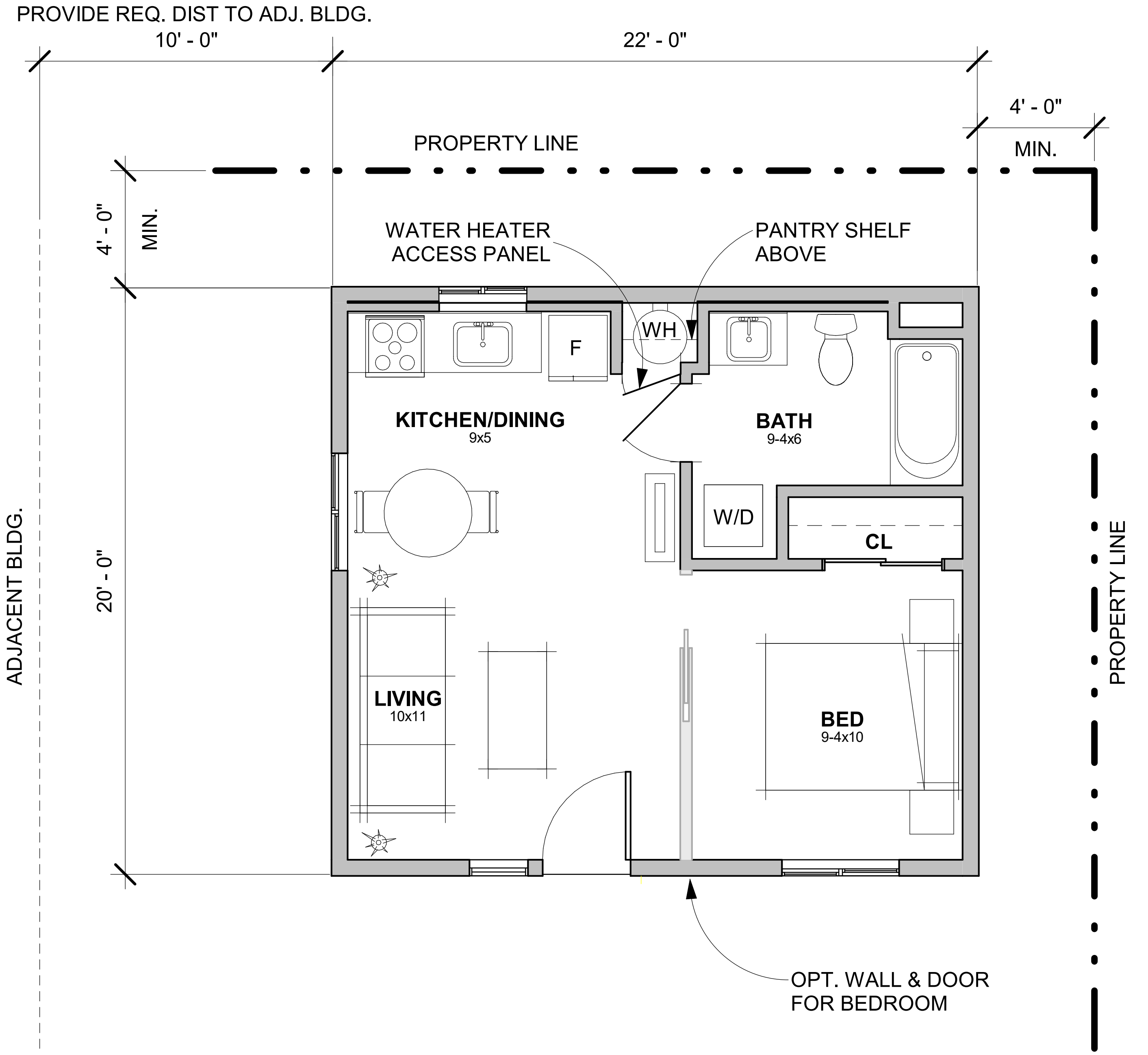
PLAN 4 (HIGH DESERT)

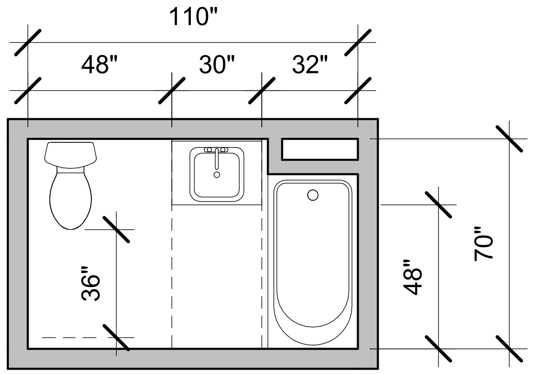
ARCHITECT

COMPANY:	RRM DESIGN GROUP
CONTACT:	RANDY RUSSOM
EMAIL:	RWRUSSOM@RRMDESIGN.COM
PH:	(805) 543-1794

CLIENT

JURISDICTION:	MONO COUNTY
CONTACT:	TOM PERRY
EMAIL:	TPERRY@MONO.CA.GOV





OPT. ADAPTABLE LAYOUT

① GROUND FLOOR PLAN

3/16" = 1'-0"

MONO COUNTY

rrm design group

UNIT 1 - STUDIO 440SF

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

2340-01-CU21

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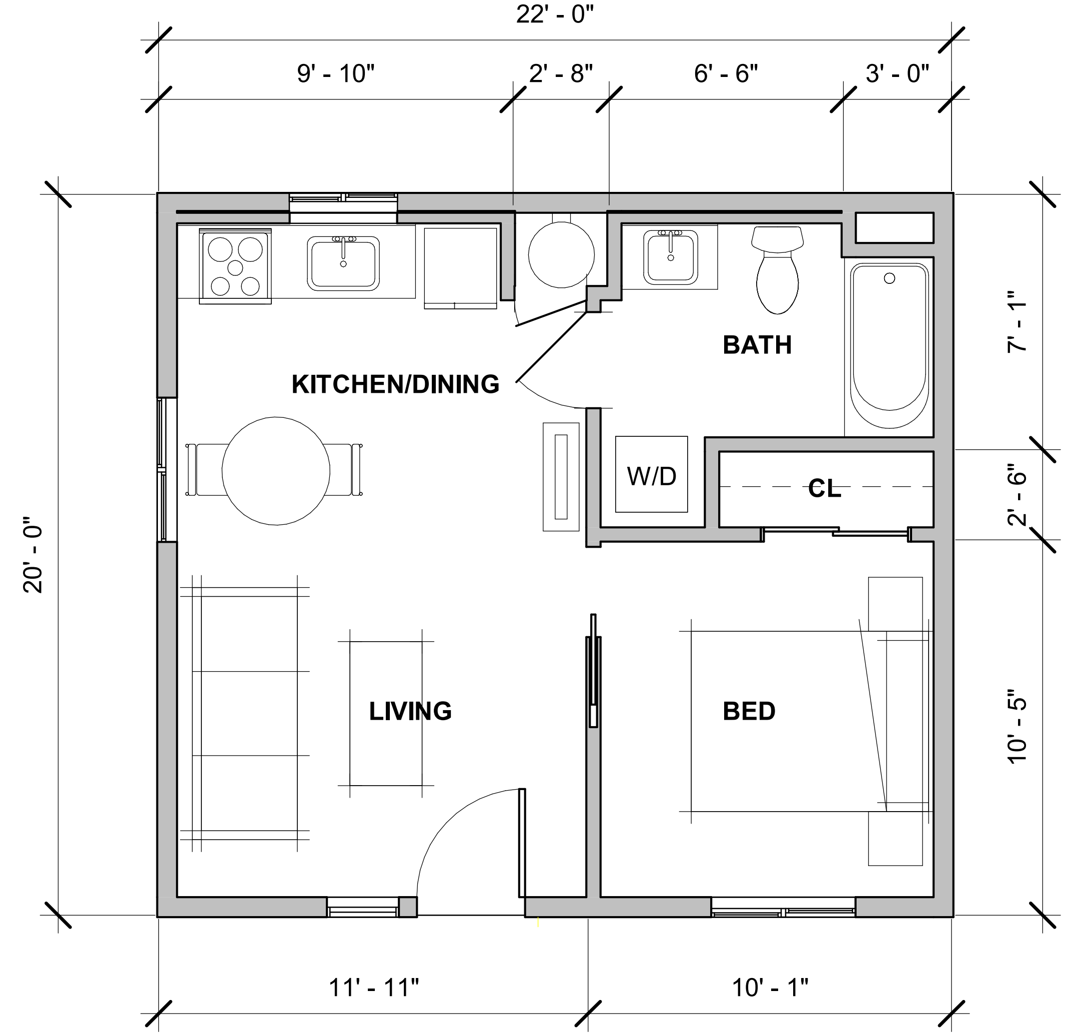

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 RURAL MOUNTAIN PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 1 - RURAL MOUNTAIN STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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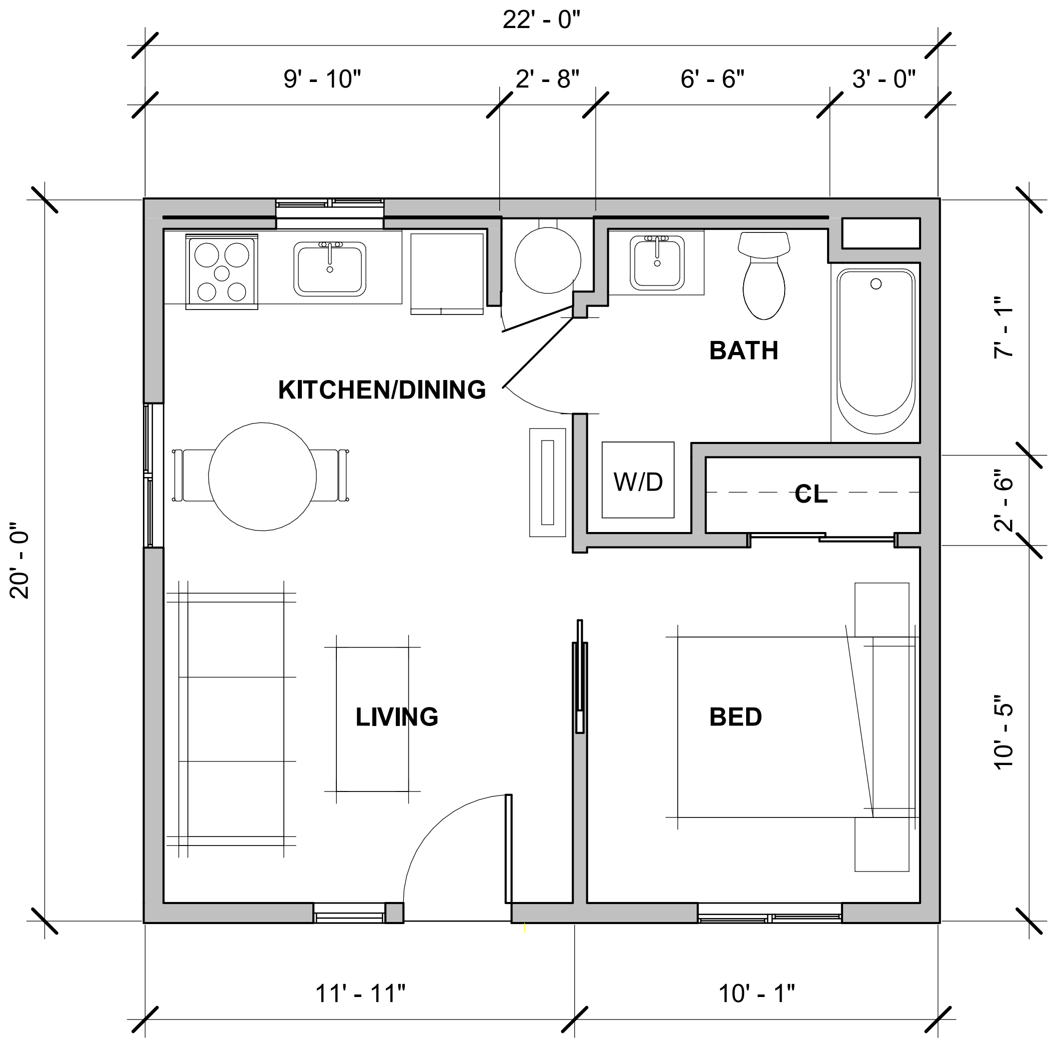

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 HIGH DESERT PERSPECTIVE

UNIT 1 - HIGH DESERT STYLE

MONO COUNTY ADU PROTOTYPES

MONO COUNTY

rrm design group

PLANNING REVIEW DATE: 1/04/2022

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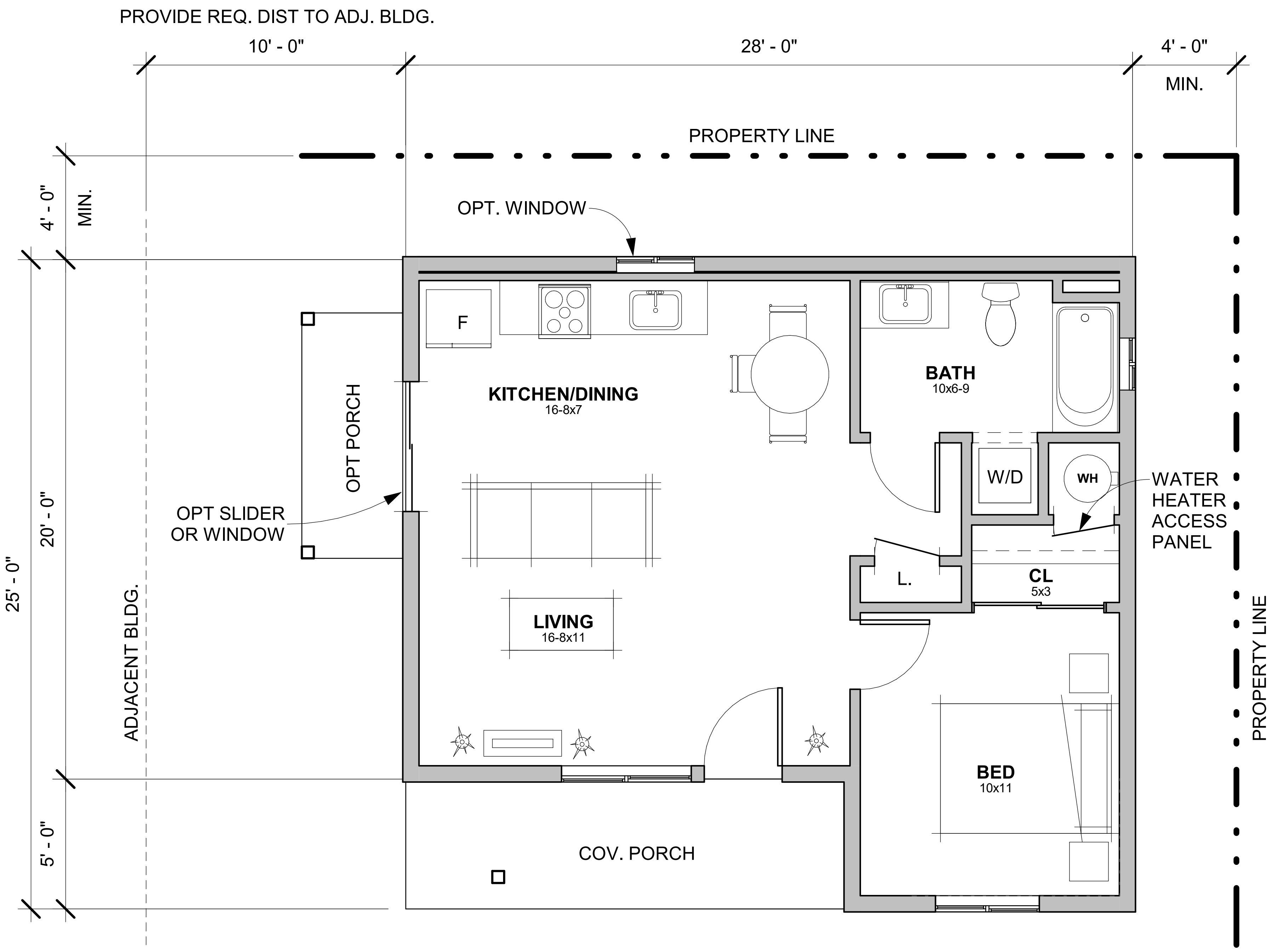

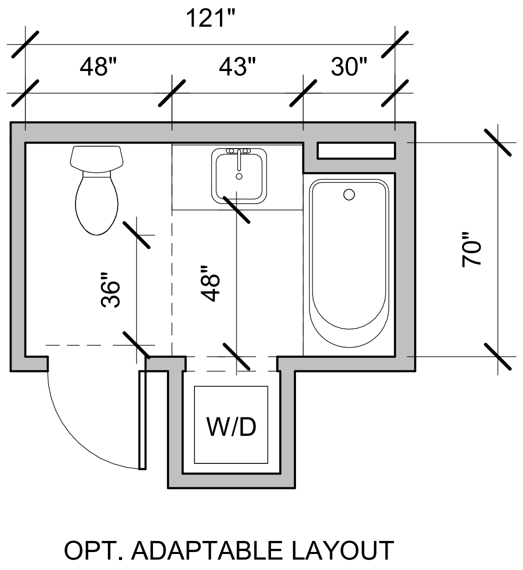

OPT. ADAPTABLE LAYOUT

① GROUND FLOOR PLAN

3/16" = 1'-0"

MONO COUNTY

rrm design group

UNIT 2 - 1 BEDROOM 615SF

MONO COUNTY ADU PROTOTYPES

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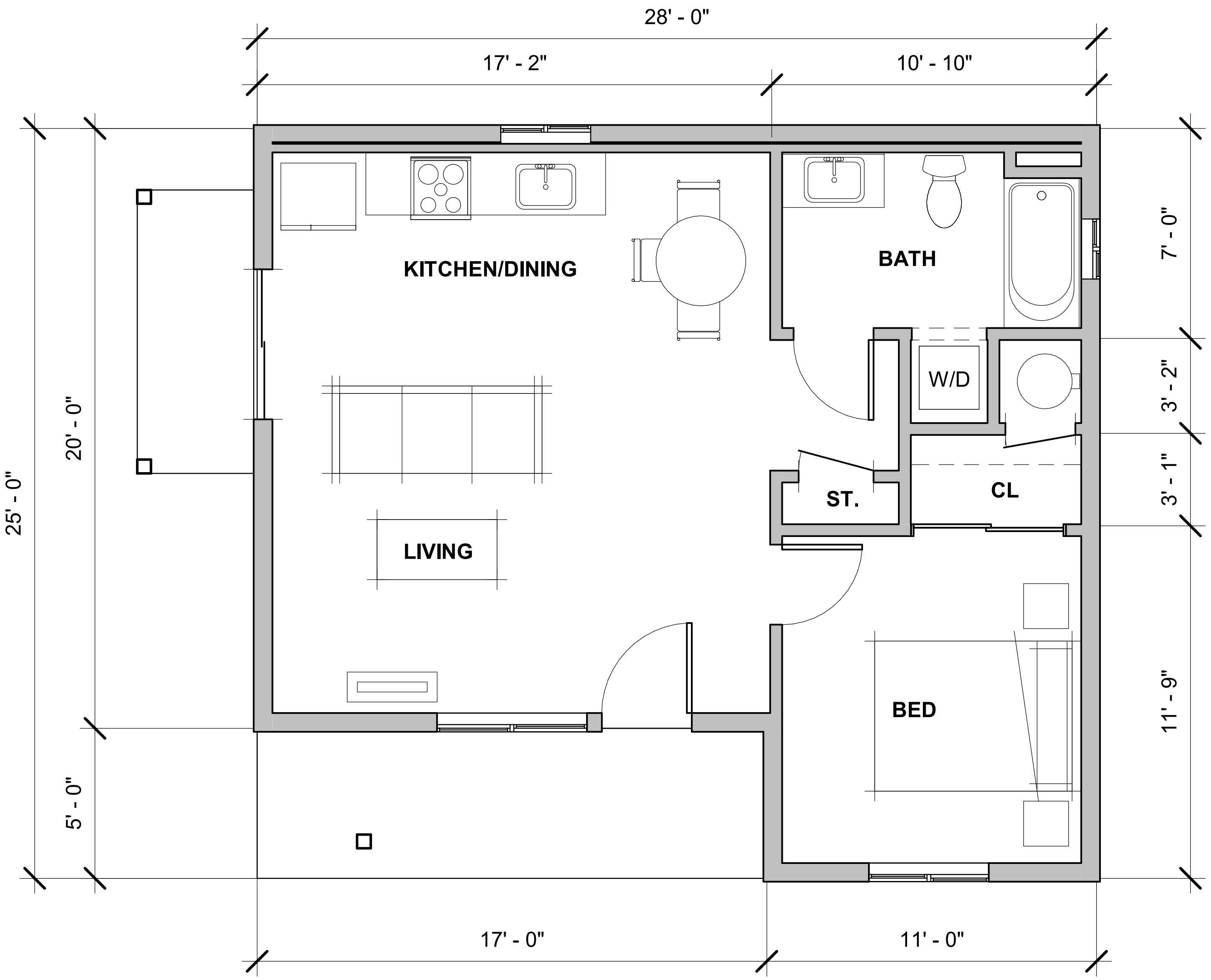
2340-01-CU21



1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 RURAL MOUNTAIN PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 2 - RURAL MOUNTAIN STYLE

MONO COUNTY ADU PROTOTYPES

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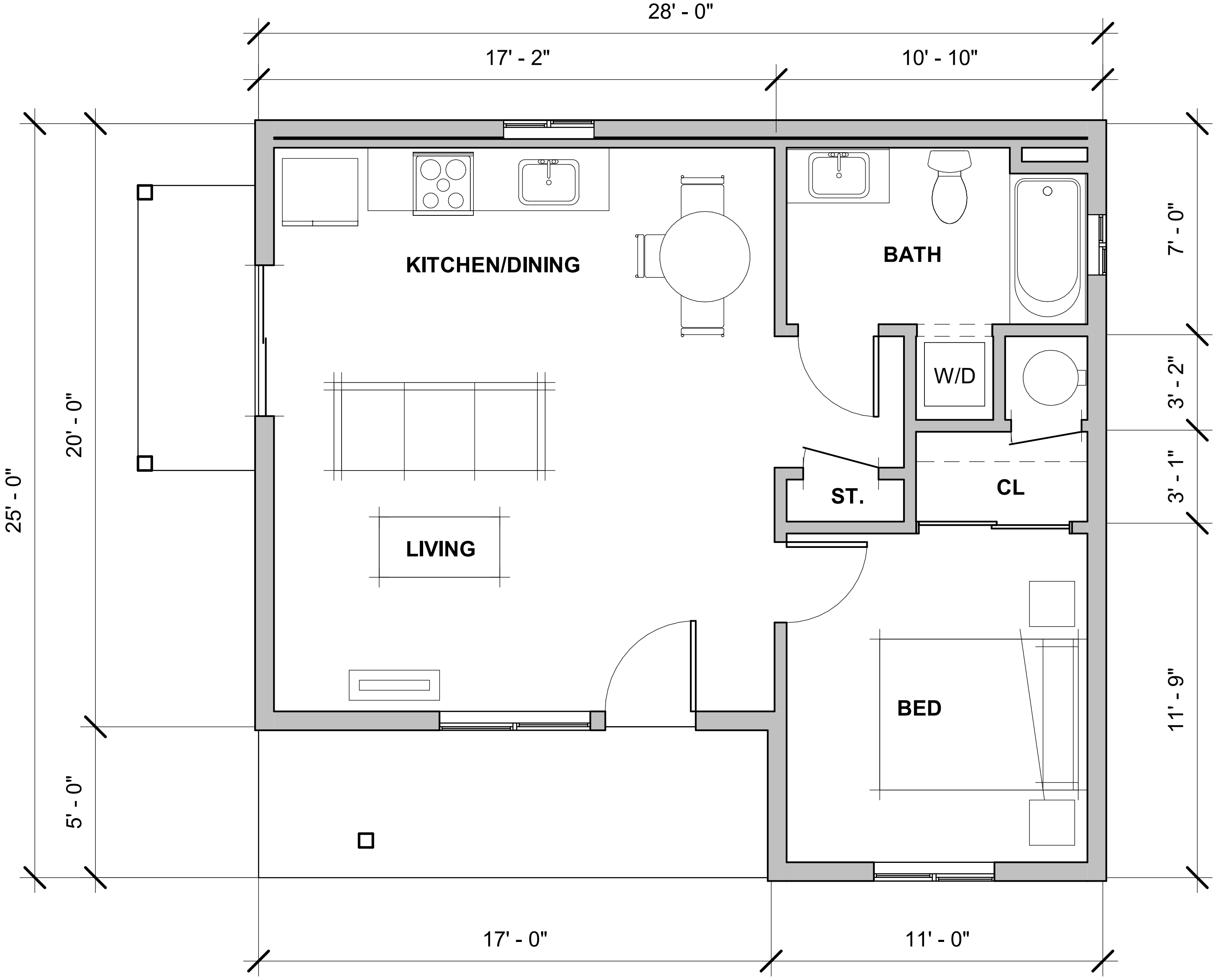

① GROUND FLOOR PLAN

3/16" = 1'-0"

② HIGH DESERT PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 2 - HIGH DESERT STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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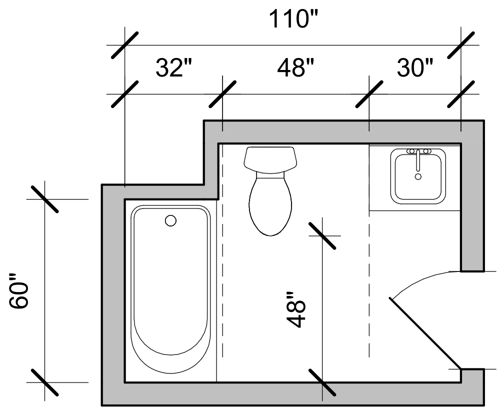
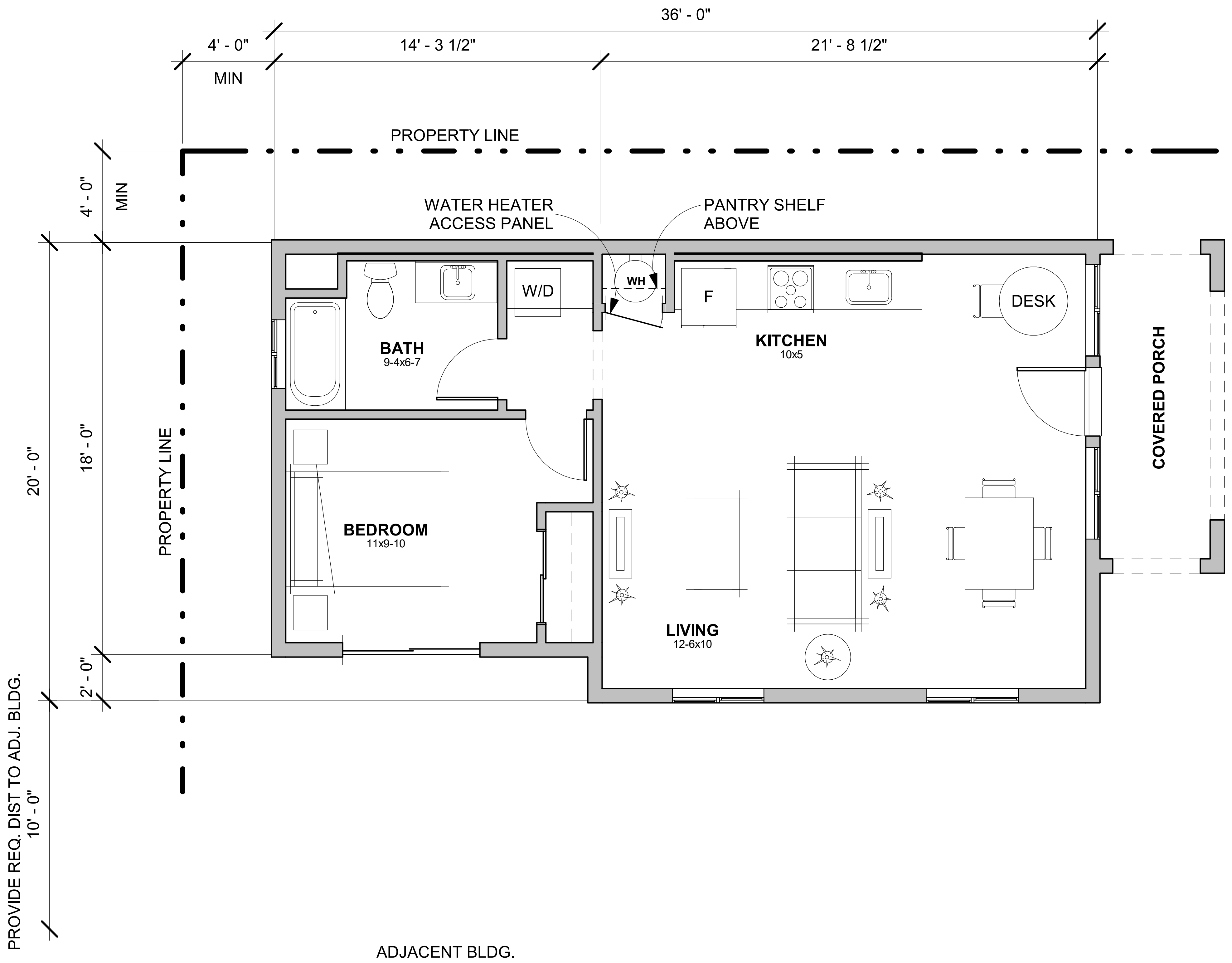


OPT. ADAPTABLE LAYOUT



① GROUND FLOOR PLAN

3/16" = 1'-0"

MONO COUNTY

rrm design group

UNIT 3 - 1 BED 692SF

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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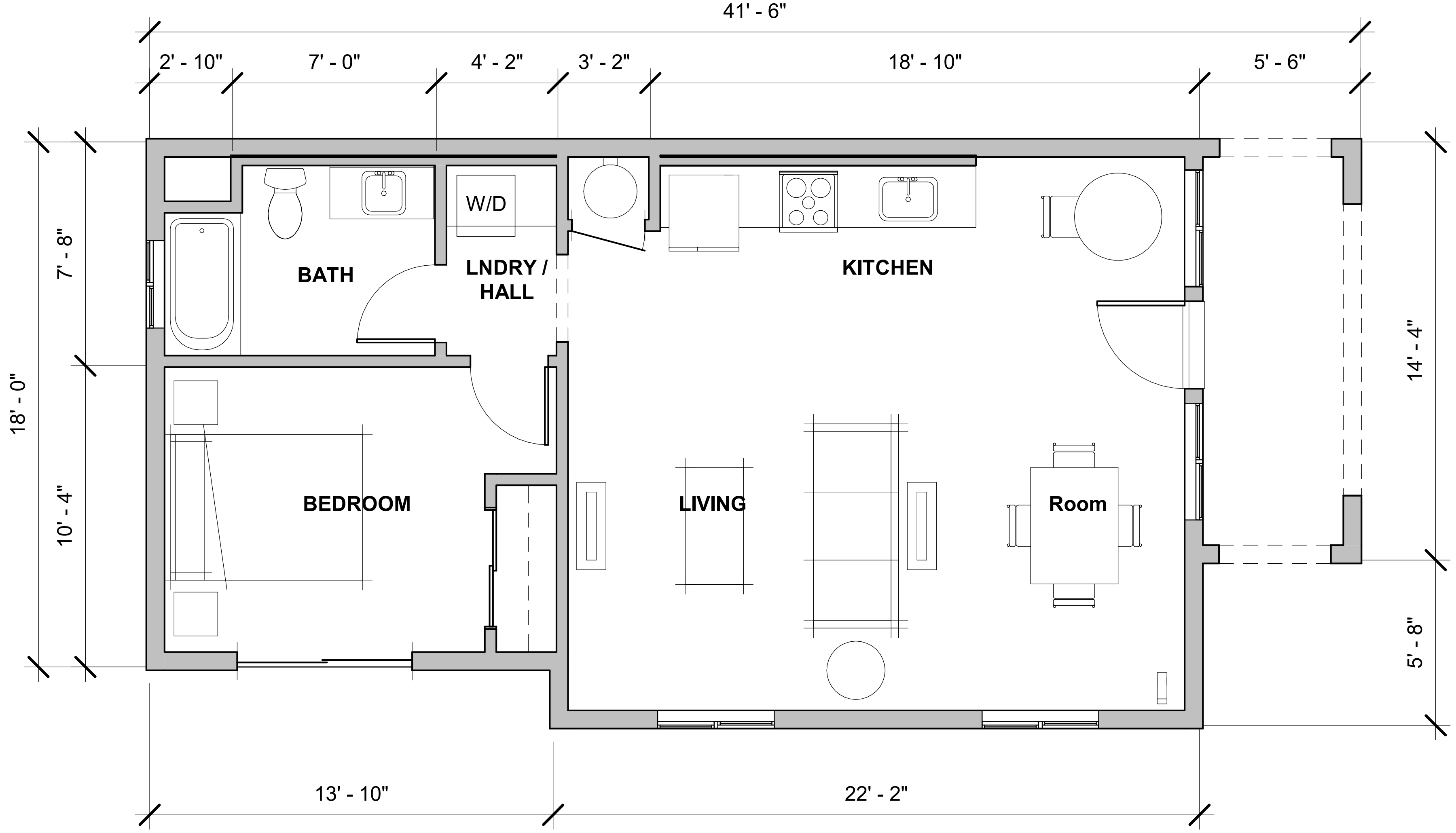

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 RURAL MOUNTAIN PERSPECTIVE

UNIT 3 - RURAL MOUNTAIN STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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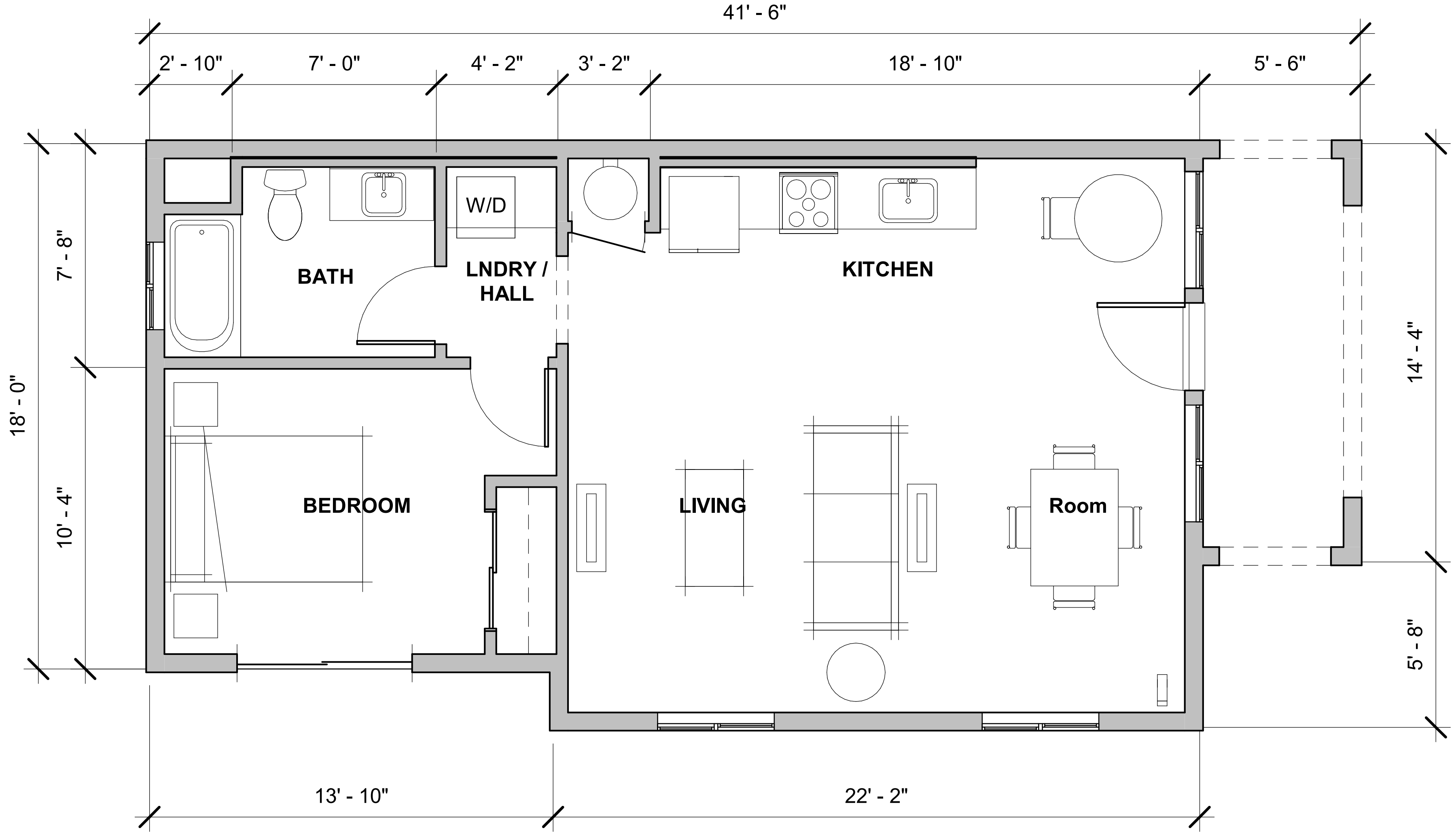

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 HIGH DESERT PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 3 - HIGH DESERT STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

2340-01-CU21

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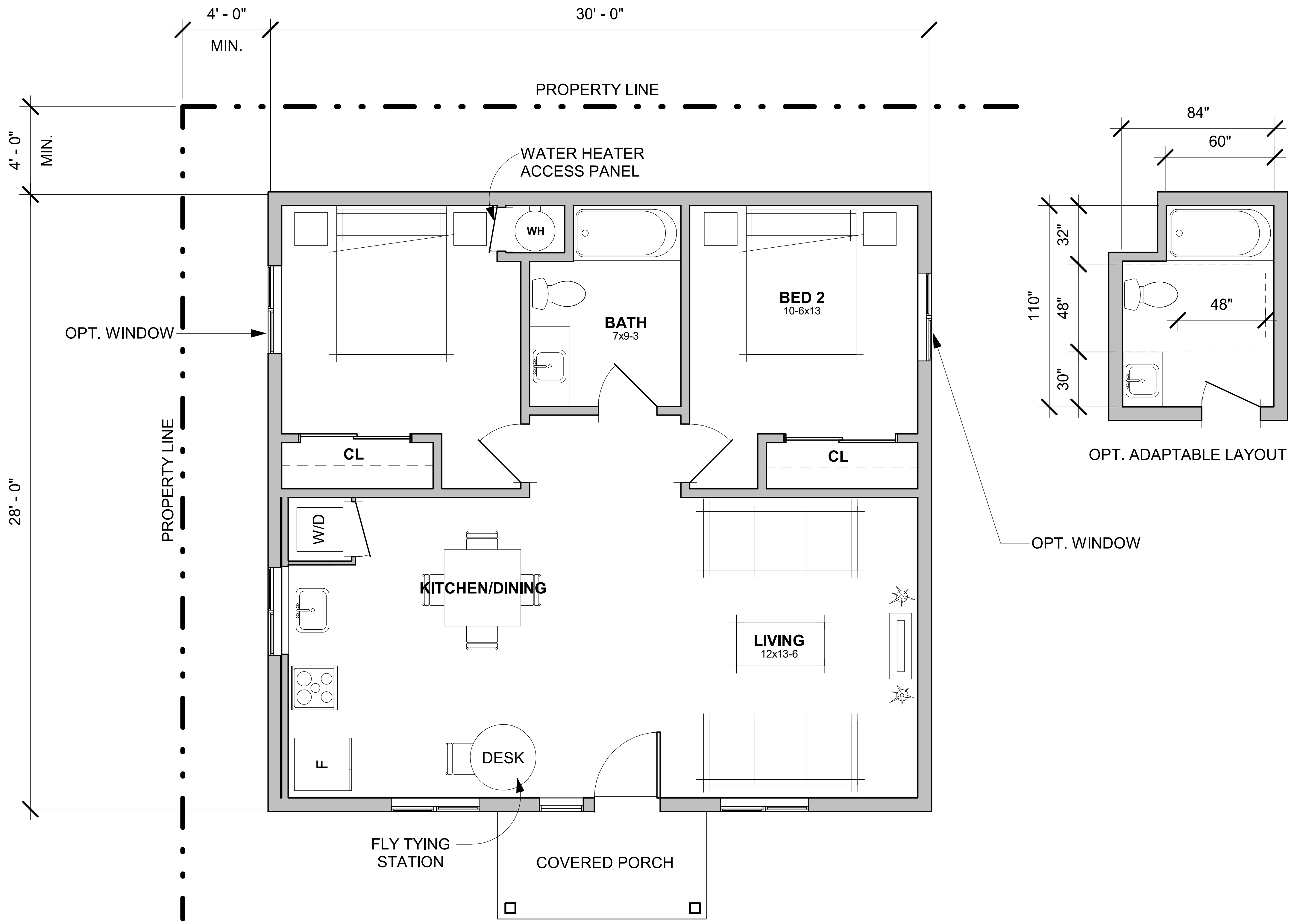

1

GROUND FLOOR PLAN

3/16" = 1'-0"

MONO
COUNTY

rrm
design
group

UNIT 4 - 2 BED 839SF

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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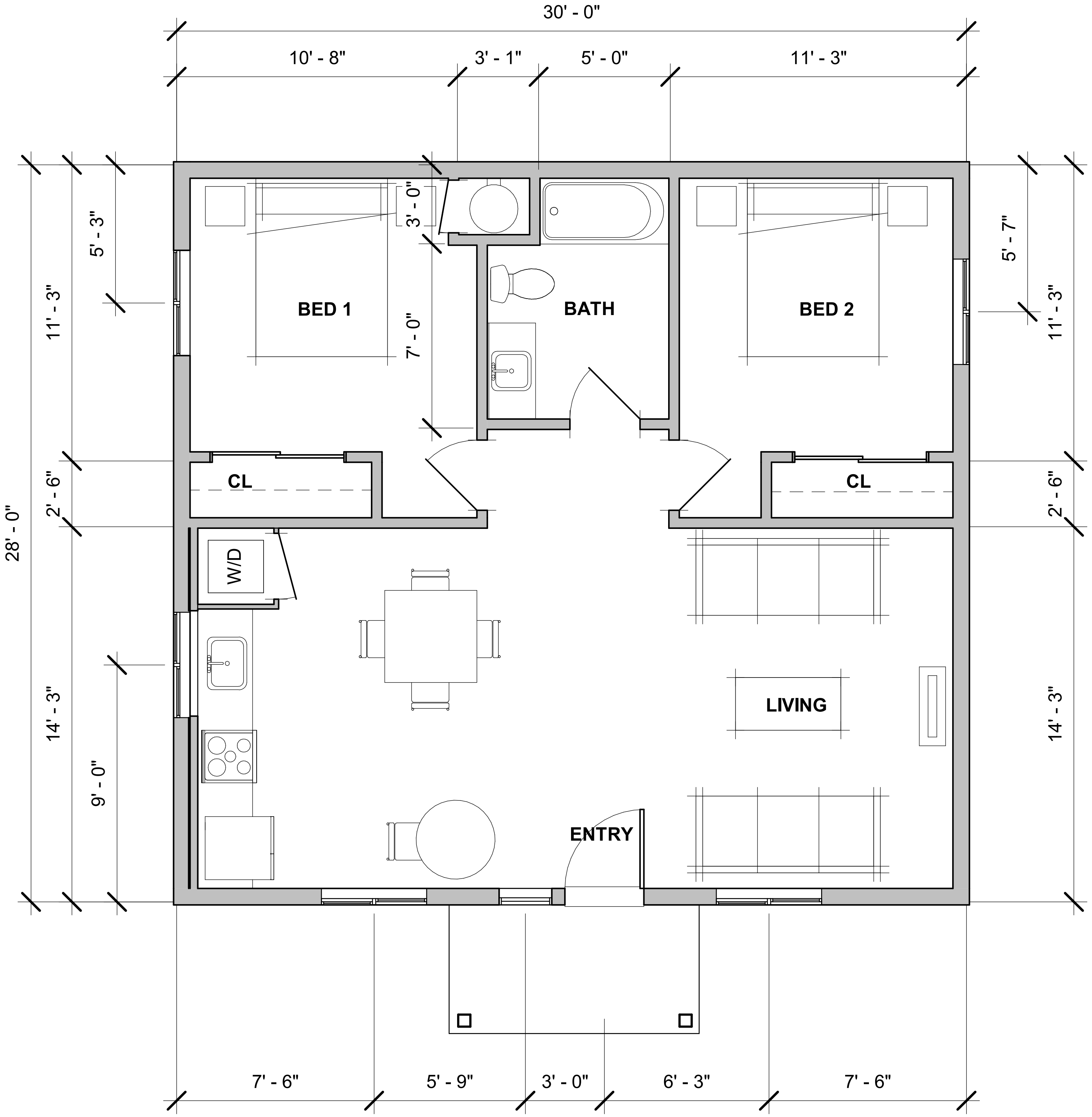

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 RURAL MOUNTAIN PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 4 - RURAL MOUNTAIN STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

2340-01-CU21

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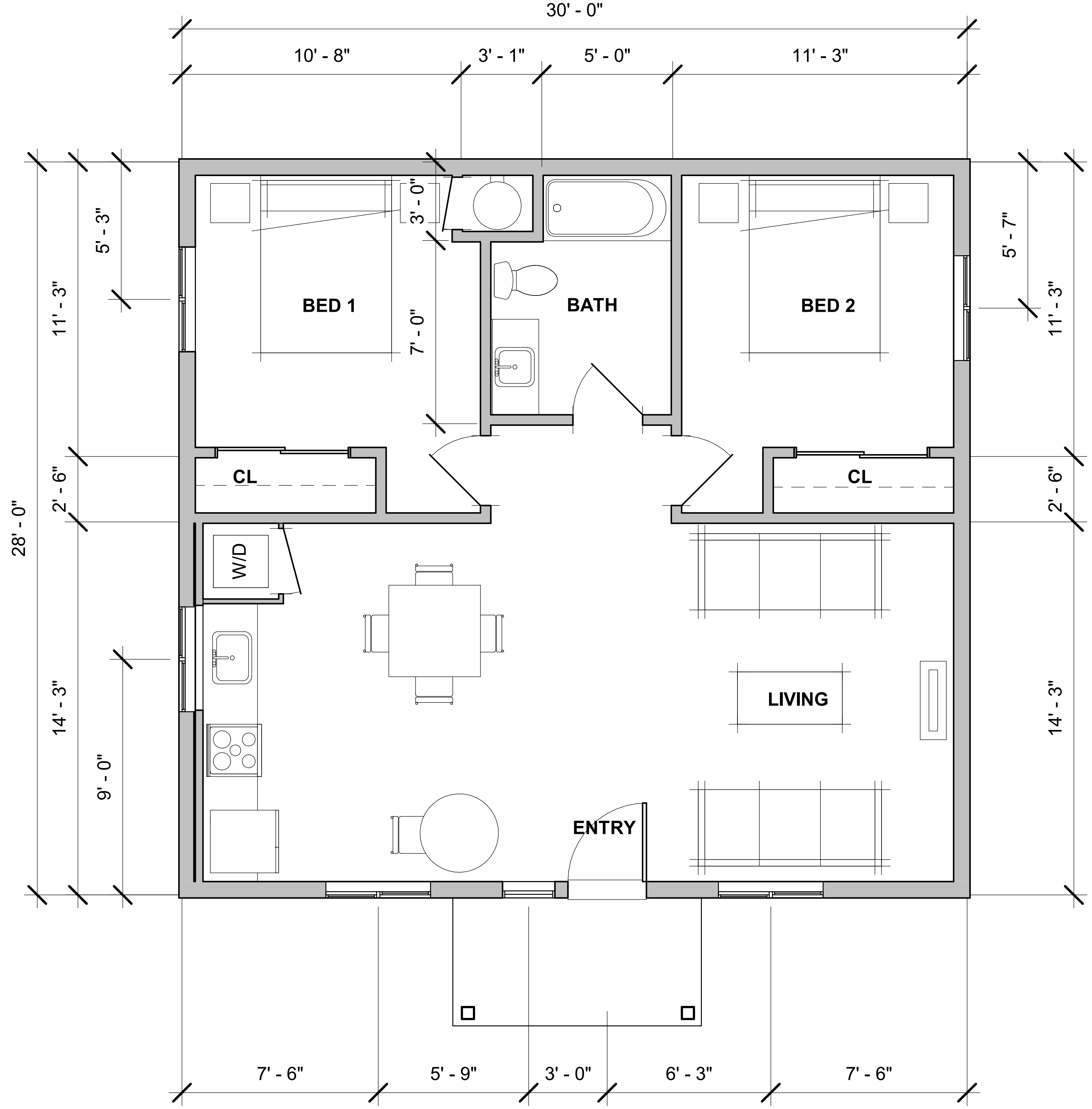

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 HIGH DESERT PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 4 - HIGH DESERT STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: 1/04/2022

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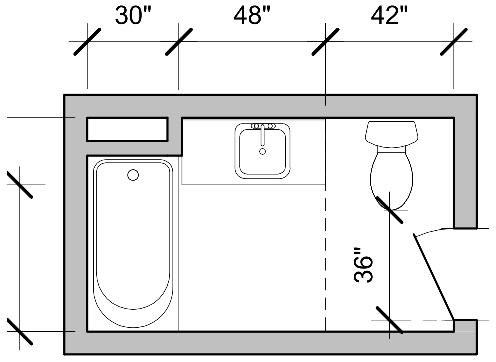
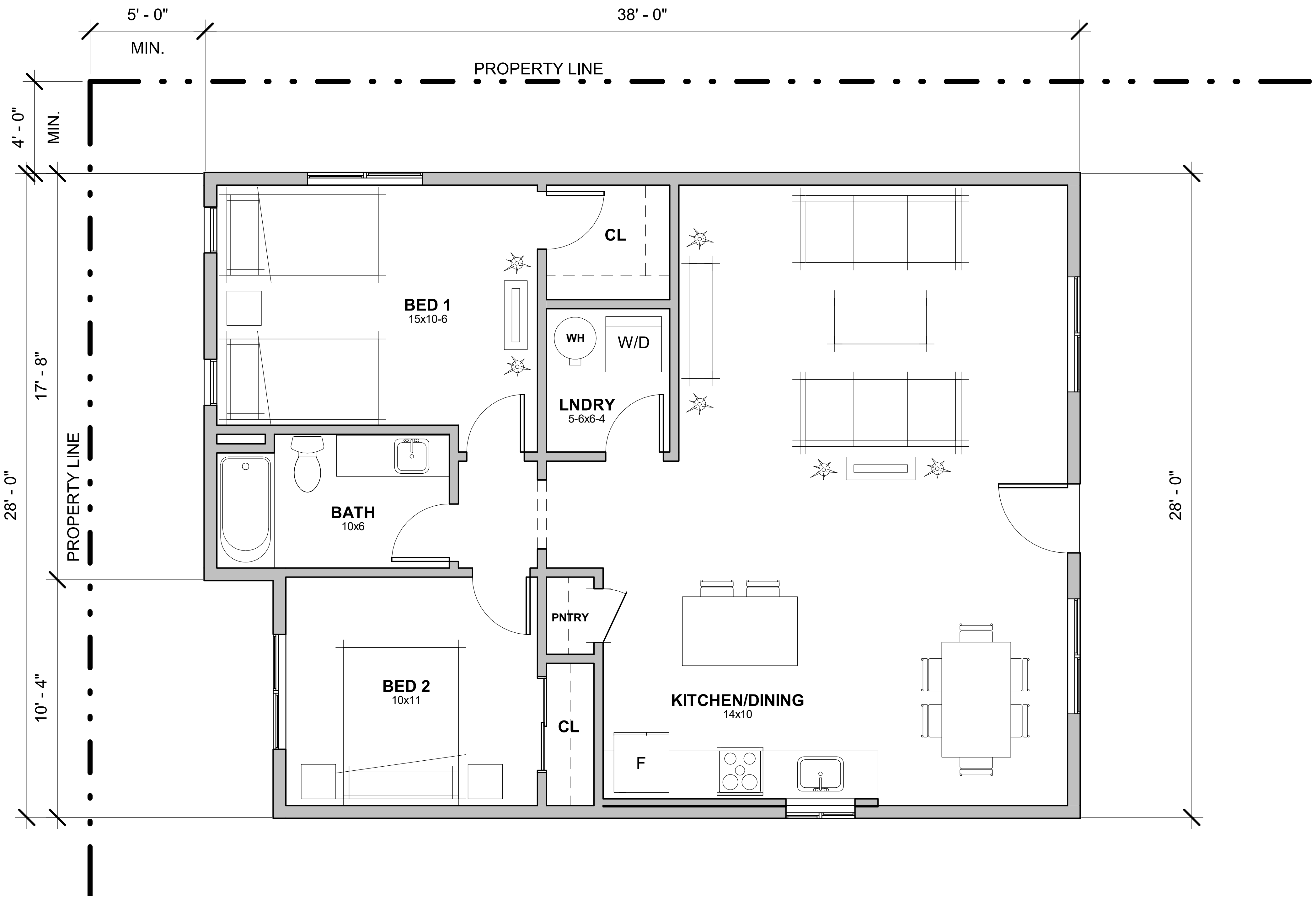


OPT. ADAPTABLE LAYOUT



1 GROUND FLOOR PLAN

3/16" = 1'-0"

MONO COUNTY

rrm design group

UNIT 5 - 2 BED 1000 SF

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: XX/XX/XXXX

2340-01-CU21

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① GROUND FLOOR PLAN

3/16" = 1'-0"

② RURAL MOUNTAIN PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 5 - RURAL MOUNTAIN STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: XX/XX/XXXX

2340-01-CU21

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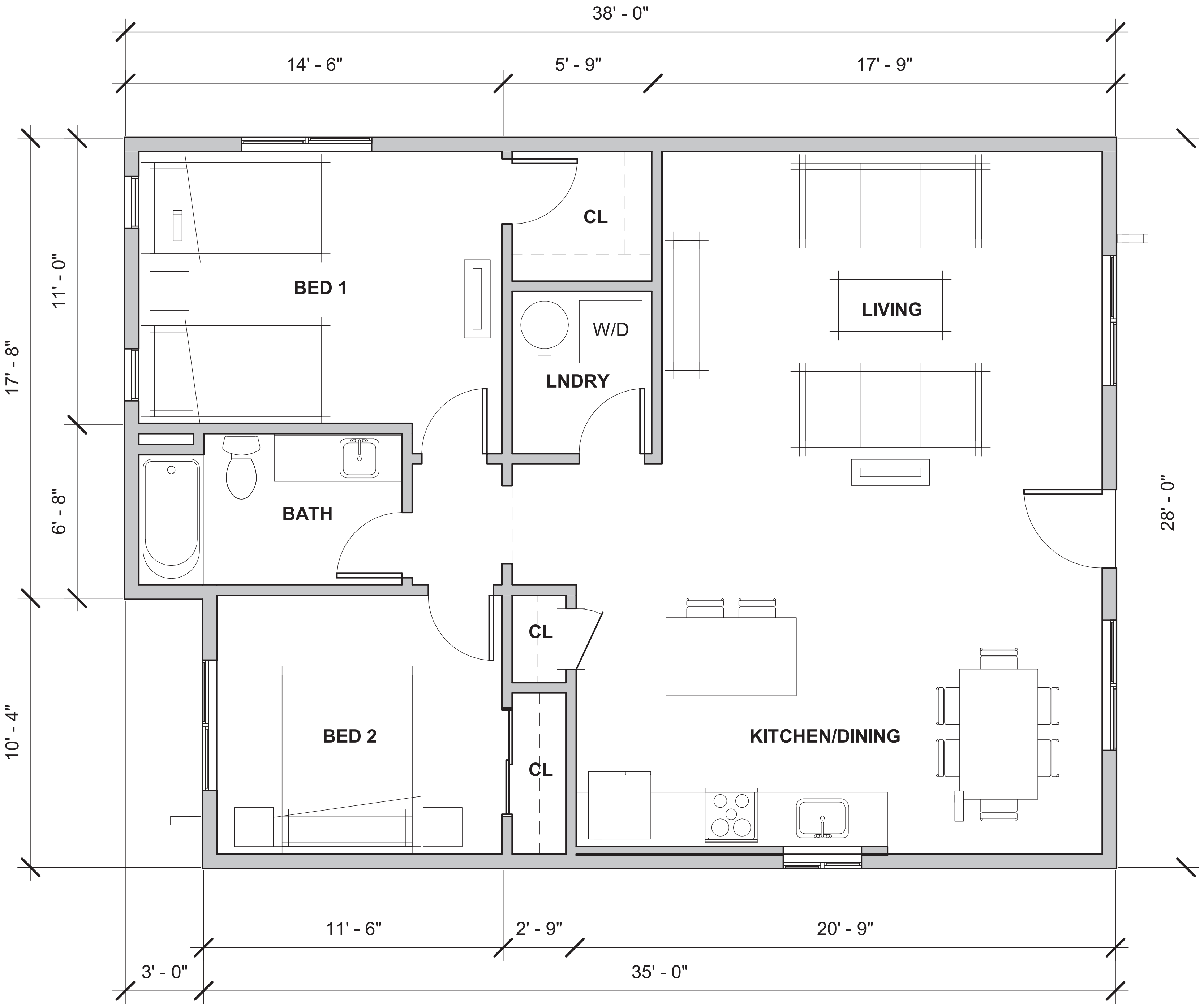

1 GROUND FLOOR PLAN

3/16" = 1'-0"

2 HIGH DESERT PERSPECTIVE

MONO COUNTY

rrm design group

UNIT 5 - HIGH DESERT STYLE

MONO COUNTY ADU PROTOTYPES

PLANNING REVIEW DATE: XX/XX/XXXX

2340-01-CU21

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Director Report, Jan. 20, 2022

Staff-Level Approvals Since Dec. 2021 Commission Meeting		
DR	Virginia Lakes	RV in avalanche area
DR	Mammoth Vicinity	Extension of UP
LLA	Antelope Valley	adjust lot lines
LM	Paradise	merge two parcels
LLA	Bridgeport	adjust lot lines
LLA	Mono Basin	adjust lot lines
LLA	June Lake	adjust lot lines

Active Planning Projects as of 1/11/2022		
Permit Type	**Community**	**Description**
GPA/Cnnbs UP	Tri-Valley	cannabis cultivation, convert RR to AG
GPA/UP	Mono Basin	waste transfer station
CEQA	Mono Basin	Mono County waste management transition
Specific Plan (SP)	Mono Basin	STRs & campground
SP Amendment	Paradise	RV/campground, commercial ag
UP/Cannabis	Antelope Valley	cultivation, distribution, non-storefront retail
Mining Ops Mod	Mono Basin	Change in mining operations plan, CEQA
UP/STR	Bridgeport	STR in Twin Lakes
Parcel Map Mod/LM	Tri-Valley	Eliminate road and drainage improvements, County vacate road, rescind Subdivision Improvement Agreement, lot merger
DR/STR	Bridgeport	Transient rental in Commercial LUD
DR	Long Valley	cargo container on residential property
DR	June Lake	Transient Rental on Mixed Use LUD
DR	June Lake	Transient Rental on Mixed Use LUD
DR	June Lake	Transient Rental on Mixed Use LUD
DR	Long Valley	RV during construction
DR	June Lake	Overhead power installation
DR	Antelope Valley	Secondary use prior to main
LLA	Bridgeport	adjust lot line
LLA	Bridgeprt	adjust lot line