

MONO COUNTY PLANNING COMMISSION

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commdev@mono.ca.gov

PO Box 8
Bridgeport, CA 93517
760.932.5420, fax 932.5431
www.monocounty.ca.gov

AGENDA

October 10, 2013 – 10 a.m.

Supervisors Chambers, County Courthouse, Bridgeport

*Videoconference: BOS Conference Room, third floor, Sierra Center Mall, Mammoth Lakes

Full agenda packets, plus associated materials distributed less than 72 hours prior to the meeting, will be available for public review at the Community Development offices in Bridgeport (Annex 1, 74 N. School St.) or Mammoth Lakes (Minaret Village Mall, above Giovanni's restaurant). Agenda packets are also posted online at www.monocounty.ca.gov / boards & commissions / planning commission. For inclusion on the e-mail distribution list, interested persons can subscribe on the website.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

3. **MEETING MINUTES:** Review and adopt minutes of September 9, 2013 – *p. 1*

4. PUBLIC HEARINGS:

10:10 A.M.

A. CONDITIONAL USE PERMIT 13-003/June Lake Brewing Co. Project would remodel a 3,500-square foot storage building behind the June Lake General Store at 2740 Hwy. 158 (APN 015-113-065) at June Lake. The proposal would allow operation of on-site beer manufacturing, storage of product, limited on- and off-premise sales of product, a small on-site tasting room with restrooms, and parking. The building is located on the same parcel as the June Lake General Store. The land use designation is commercial (C). A CEQA exemption is proposed. *Staff: Heather deBethizy, associate planner, & Gerry Le Francois, principal planner – p. 5*

10:30 A.M.

B. TENTATIVE PARCEL MAP 13-001/Hildenbrand. Project proposes to divide a 6.1-acre parcel (APN 026-220-009) into four parcels ranging in size from one to two acres. The property is located at 248 Valley Rd., in Chalfant Valley. The land use designation is Rural Mobile Home (RMH). Current uses on the property include a home, garage and accessory uses. Individual wells and septic systems are proposed. A private roadway, Owens Ranch Road, is proposed for access. A CEQA section 15183 is proposed. *Staff: Gerry Le Francois, principal planner – p. 18*

11:00 A.M.

C. GENERAL PLAN AMENDMENT 13-02/CH. 06 PARKING: CENTRAL BUSINESS DISTRICT PARKING REGULATIONS & MINOR COUNTYWIDE PARKING REGULATIONS UPDATE. *Staff: Brent Calloway, associate analyst – p. 63*

5. **WORKSHOP:** No items.

6. REPORTS:

A. DIRECTOR

DISTRICT #1
COMMISSIONER
Mary Pipersky

DISTRICT #2
COMMISSIONER
Rodger B. Thompson

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Chris Lizza

B. COMMISSIONERS

7. INFORMATIONAL: No items.

8. ADJOURN to November 14, 2013

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 in order 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.

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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

September 12, 2013

COMMISSIONERS PRESENT: Scott Bush, Chris Lizza, Dan Roberts (detained due to accident), Rodger B. Thompson

COMMISSIONER ABSENT: Mary Pipersky

STAFF PRESENT: Scott Burns, CDD director; Gerry Le Francois, principal planner (videoconference); Courtney Weiche & Heather deBethizy, associate planners; Stacey Simon, assistant county counsel; C.D. Ritter, commission secretary

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE: Acting Chair Scott Bush called the meeting to order at 10:05 a.m. at the county courthouse in Bridgeport and led the pledge of allegiance.

2. PUBLIC COMMENT: None

3. MEETING MINUTES:

MOTION: Adopt minutes of August 8, 2013, as amended: Item 4, second graph: Removing sand bags ~~would~~ **could** create problems... (*Thompson/Bush. Ayes: 2. Abstain due to absence: Lizza. Absent: Roberts, Pipersky.*)

4. PUBLIC HEARINGS:

A. USE PERMIT APPLICATION UP 13-001/West Portal Wireless Telecommunications Facility would allow for the development, operation, and maintenance of a wireless telecommunications facility on the west side of US Highway 395 (APN 014-020-001), between the communities of Lee Vining and June Lake. The project consists of a 50' x 50' lease area with a 60' monopole, designed for three future carriers, surrounded by a 6' chain-link fence. Verizon will be the initial user of the site. Within the lease area, 12' x 16' Verizon prefabricated equipment shelter, two 15' x 25' lease areas for future tenants, standby generator, and one 60' monopole are proposed. The property is owned by June Lake Public Utility District, and the land use designation is Public Facilities (PF). *Staff: Heather deBethizy, associate planner*

Heather deBethizy introduced applicant representative David Downs. DeBethizy stated existing tall structures already compromise sage grouse habitat. Raptor spikes will be required atop 60' monopole.

Why this location? Gap in coverage exists along US 395. It's within scenic corridor so must comply with requirements: screening, revegetation, use existing access road, etc. It complies with Design Guidelines.

Mitigated Negative Declaration (MND) was circulated to agencies and landowners. Biological assessment was conducted by Dr. Jim Paulus. Comments: 1) Great Basin Air Pollution Control District: construction dust will be mitigated by watering. 2) CDFW: Three points of interest: concern of mule deer in Casa Diablo migration corridor – asked for additional project condition (deBethizy worked with CDFW to draft project condition that prohibited construction during migration season); American badger condition as written (Condition #11) prior to construction (project condition was modified to reflect CDFW's concerns); and CDFW wanted further description of tall structures in the area. DeBethizy reiterated what was stated in the MND and demonstrated for the record the existing tall structures in the vicinity of the project.

Dan Roberts arrived at 10:40 and took the gavel.

Commissioner Lizza thought future tenants would add two more structures. Concrete pads have been used for similar equipment shelters. Why no suitable lease agreement at Cain Ranch amidst pine trees?

David Downs indicated no co-location opportunities within search ring on existing towers. Therefore, a new tower needed to be constructed. Cain Ranch was not an option because LADWP has specific lease

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Scott Bush

DISTRICT #5
COMMISSIONER
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terms that did not work for proponent. SBA Communications Corp. has a history of not finding agreement with LADWP. DeBethizy explained that all towers proposed by SBA at Crowley Lake were not on LADWP land; Vista Towers is owner at Crowley Lake cell tower site located on LADWP land.

Stacey Simon indicated LADWP has standard language that some businesses find onerous, and SBA found more-favorable lease terms. LADWP reluctantly signed agreement on Benton Crossing landfill.

DeBethizy cited lease with June Lake PUD on its property as revenue source for the local agency.

OPEN PUBLIC COMMENT: David Downs, SBA, referred to coverage site vs. capacity site. Joint effort exists between SBA and Verizon (initial operator). Staff helped design tower. It would be easy for future tenants to co-locate. SBA supported Conditions of Approval. **CLOSE PUBLIC COMMENT.**

DISCUSSION: Commissioner Bush thought it's a good spot, with public utilities already there.

Commissioner Roberts noted very little coverage in Grant Lake area, so might help that settlement.

Commissioner Thompson experienced two incidents at Grant Lake: fire at Rush Creek at 395, no cell coverage, so got on car radio; and vehicle rollover. It's a public safety issue. Mitigation is impressive.

Commissioner Lizza recognized need for service and benefit to PUD, but objected to aesthetics. Multiple structures of different colors are an eyesore, and junk vehicles have accumulated on site. Intrusion by high-tension lines. Cain Ranch would be far better aesthetically in grove of trees that mask microwave tower. He wanted more effort with LADWP to locate facility there. If PUD site is approved, impose other conditions to paint buildings same color, reduce junkyard appearance of property. Bush stated that SBA is not responsible for this.

Stacey Simon noted a practical matter if condition of painting is imposed. The PUD goes through CEQA process, so could arrange for painting.

Downs stated SBA would agree to and pay for chosen paint color. The PUD will apply for encroachment permit so maybe tie it in.

Simon suggested modifying Condition 17: "provided PUD agrees to free paint job."

Scott Burns reminded that Mono does not have permitting authority with local agencies. He noted light colors blend in winter but stand out in summer. Question: Impose scenic requirements on PUD? Color of tower at Crowley has been positive.

Roberts saw an infrastructure area as totally appropriate. He also had noticed multicolored structures.

Thompson first saw the Sierra, then power poles. He had visualized a taller monopole. Main thing is not to be silhouetted.

Roberts has been in communications all his life, and is not offended by towers.

Bush opined that people accept power lines because they understand benefit of why they're there. Same with cell towers.

Lizza wanted Condition 17 to deal with design criteria.

Simon suggested adding item 17 vi. Work with PUD to select appropriate paint color.

MOTION: Find that, on the basis of the whole record, there is no substantial evidence that the project will have a significant effect on the environment, that the mitigated negative declaration reflects the Planning Commission's independent judgment and analysis, and adopt the proposed mitigated negative declaration. Make the findings contained on pages 16-17 of the staff report, approve Use Permit 13-001 as proposed, subject to the conditions commencing on page 19 of the staff report:

1) Add to Condition #11: The limited area of soil disturbance due to project construction will be surveyed for indication of new occupancy by American badger. Beginning seven days prior to the construction of the project, the project proponent shall conduct American badger surveys to detect any new occupancy by American badger to verify the area is clear of badger dens prior to construction? The surveys should be conducted by a qualified biologist with experience in conducting American badger surveys. In the occurrence that a badger burrow is found in the construction footprint, the best method for avoidance will be decided in consultation with CDFW.

2) Add to Condition #17 "vi: Project applicant shall work with June Lake Public Utility District (PUD) to arrange for existing PUD structures on the property to be painted a uniform, dark green color, including paying any such cost if necessary.

3) Add Condition #31: "The proposed project activities, including any grading, vegetation removal, and construction, shall not take place during the Casa Diablo deer herd migration period Nov. 30-April 1. Applicant may deviate from these date restrictions if track survey is performed by a qualified biologist in advance of any project activities to determine the presence or absence of deer in the area and it is determined that all holdover deer have vacated the area " (*proposed by staff*).

(Lizza/Bush. Ayes: 4. Absent: Pipersky.)

B. GENERAL PLAN AMENDMENT 13-003 (a) to amend the General Plan Land Use Designation Map to establish a Transient Rental Overlay District (TROD) to allow for nightly rentals at 973 Lundy Lake Rd. (APN 019-140-011). *Staff: Courtney Weiche, associate planner*

Courtney Weiche described quarterly processing of overlay districts as part of four annual GPAs. Applicant was unable to attend. Lizza noted incorrect site designation; should be "along road." Noticing was based on APN information. Single-family residences are located on both sides. Ch. 26 specifies regulations. Three or fewer parcels require inviting neighbors to join in. Feedback: One phone call questioning the matter, neighbor satisfied with response; all neighbors were OK with proposal, submitted no formal comments.

Stacey Simon clarified 24-hr availability of property manager is needed, not local person.

Weiche noted item was brought up at June Lake CAC and Mono Basin RPAC meetings.

OPEN PUBLIC COMMENT: None. **CLOSE PUBLIC COMMENT.**

Simon suggested keeping GPA cohesive by doing both together at end.

Commissioner Lizza reported neighbor Kelly indicated no objections. The owner has been renting it out last year or so, and this would bring him into compliance.

Weiche noted permit works better for compliance enforcement.

C. GENERAL PLAN AMENDMENT 13-003 (b) to amend the General Plan Land Use Designation Map to add 9 Silver Meadow Lane (APN 016-096-005) to the established Transient Rental Overlay District at June Lake to allow for nightly rentals. A request for 93 Nevada St. (APN 016-098-011) to join the proposed TROD will be considered also. In accordance with the California Environmental Quality Act, an addendum to the existing General Plan EIR is being utilized. The amendments and addendums for the above projects are available for public review at the Community Development Department offices in Bridgeport and Mammoth Lakes. *Staff: Courtney Weiche, associate planner*

This represents expansion of only approved TROD in Down Canyon area of June Lake. Andersons wanted to extend overlay, and received request from adjacent property owner, but nothing in writing. Requesting neighbor Brian Brosgart was present. A few phone calls came from neighbors confused on regulations and enforcement. Neighboring property owner seemed comfortable with proposal, contacted Andersons in advance. Trail to Double Eagle? Maybe ask renters to not use trail.

OPEN PUBLIC COMMENT: Robin Anderson, homeowner, welcomed an opportunity to offset mortgage/utilities, as they are not full-time residents; rental will provide income for them and Mono County.

Brian Brosgart confirmed his intent to participate in overlay. **CLOSE PUBLIC COMMENT.**

MOTION: Approve for a & b. (Bush/Thompson. Ayes: 4. Absent: Pipersky.)

5. REPORTS:

A. DIRECTOR: 1) June Lake Brewery to LDTAC; 2) Specific Plan clarifications at Sierra Business Park; 3) reconfigure Rock Creek Ranch; 4) parking regulations to RPACs; 5) communication policy: Nate Greenberg will discuss with RPACs, then return to commission; 6) Bridgeport Valley RPAC stenciled "back-in only" at parking spaces and got nearly 100% compliance; 7) Mono Basin RPAC discussed emergency access road from Mono City, BLM conducted Environmental Assessment, Mono Supervisors (BOS) will consider next week in tight budget situation, no money set aside, so may phase it; 8) endangered species handouts: BOS strategized on how to handle proposed listing. Meeting at Tri-County Fairgrounds Sept. 23 requested by Inyo BOS to CDFW, cumulative impacts of endangered species (frogs, toad, sage grouse) on county. Mammoth Lakes Basin was included, potential impacts on recreation activities, businesses. Frogs are more

susceptible to being eaten by fish, whereas toad is threatened but not endangered. 9) California County Planning Commissioners Association (CCPCA) convention coming up.

STACEY SIMON: Geothermal is moving through litigation. Opening brief filed by plaintiffs, response due Oct. 4. Strong arguments under CEQA, not always black and white. CD-IV project is moving ahead, air control is lead agency, BLM/USFS are co-lead agencies. MCWD has appealed those decisions. Up to 16 additional wells are proposed.

B. COMMISSIONERS: Thompson: Attended Rep. Paul Cook meeting. Cook agreed to monthly meetings with Mono and Inyo. All Cook's staff are veterans, Digital 395 is on his radar screen, most comments 500-1 against military action in Syria. Cook indicated he votes for what district wants, not party line. Roberts: Will attend CCPCA convention as vice-president.

6. **INFORMATIONAL:** No items.

7. **ADJOURN** at 11:38 a.m. to October 10, 2013.

Prepared by C.D. Ritter, commission secretary

Mono County Community Development Department

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Planning Division

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October 10, 2013

To: Mono County Planning Commission

From: Gerry Le Francois, Principal Planner
Heather deBethizy, Associate Planner

Re: Use Permit 13-003 / June Lake Brewery

RECOMMENDATION

It is recommended the Planning Commission take the following actions:

1. Find that the project qualifies as a Categorical Exemption under CEQA guideline 15303 and instruct staff to file a Notice of Exemption;
2. Make the required findings as contained in the project staff report; and
3. Approve Use Permit 13-003 subject to Conditions of Approval.

PROJECT

The proposal would allow operation of on-site beer production, storage of product, limited on- and off-premise sales of product, a small on-site tasting room with restrooms, and parking. Project would remodel a 3,500-square foot storage building behind the June Lake General Store at 2740 Hwy 158 (APN 015-113-065) in the community of June Lake. The existing building is located on the same parcel as the June Lake General Store. The land use designation is commercial (C).

The subject application is to operate a micro-brewery in conjunction with a tasting room. The commercial land use designation requires a Conditional Use Permit (CUP) for a new business with substantial changes to an existing structure and parking requirements.

The proposed location is occupied by a 3,500-square foot storage building. The building is divided into two sections. The larger left half (~2,560 sq ft) is designated for manufacturing with a maximum occupancy of 38. The smaller section (~570 sq ft) is the tasting room, which includes two gender-specific ADA-compliant bathrooms.

The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no later than 9 pm



Monday through Thursday and 10 pm Friday through Sunday. Manufacturing is allowed daily between 6 am and 8 pm.

The project will operate under a California ABC Type 23 Microbrewery license (https://www.youtube.com/watch?v=pNInPwpOJ_0). Initial production will be 1,500 barrels (bbl), which is ~46,500 gallons per year. The June Lake PUD had indicated it has the capacity to accommodate this production amount without significantly impacting its water supply.

FIGURE 2: PROJECT PARCEL & EXISTING USES

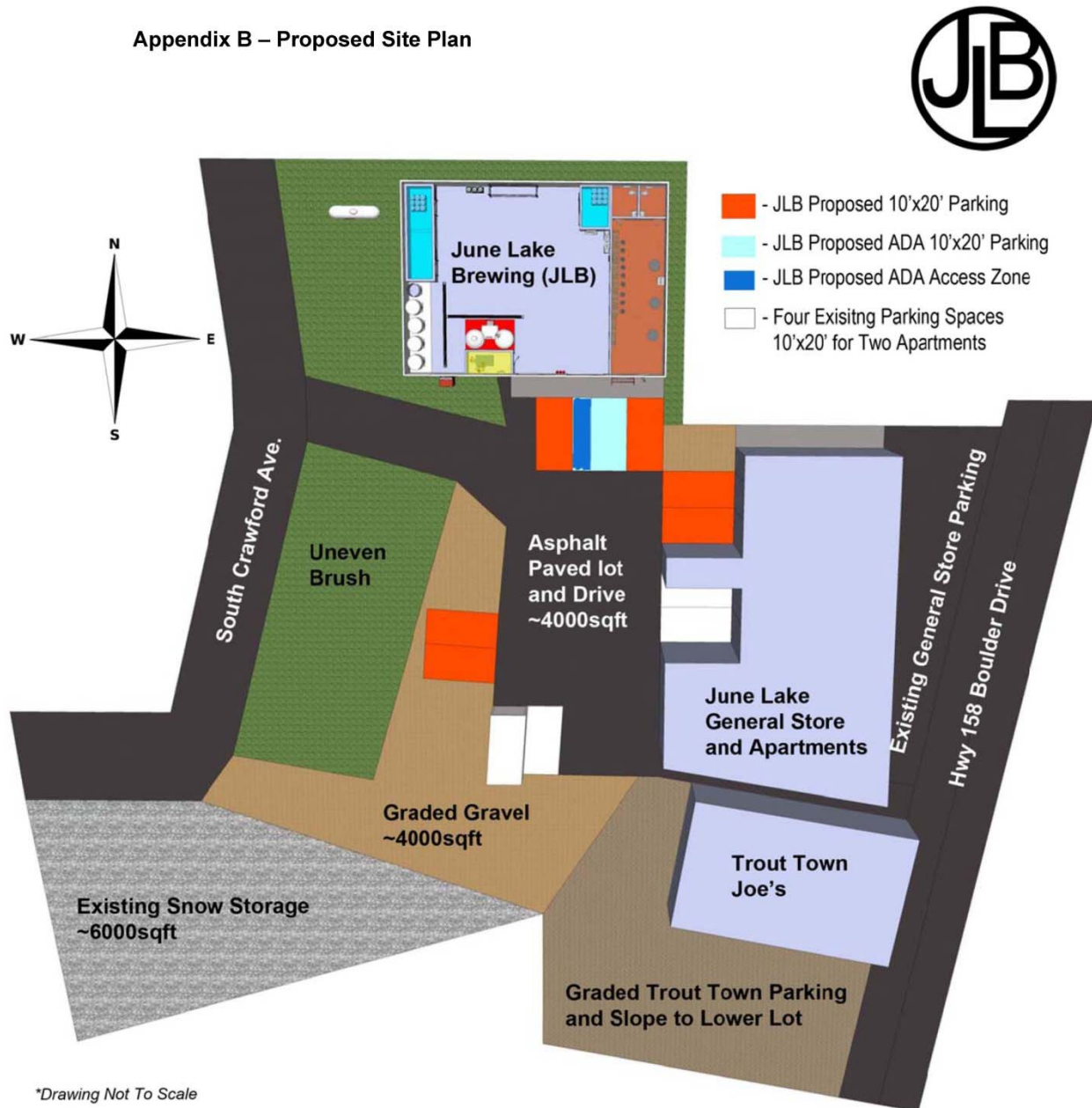
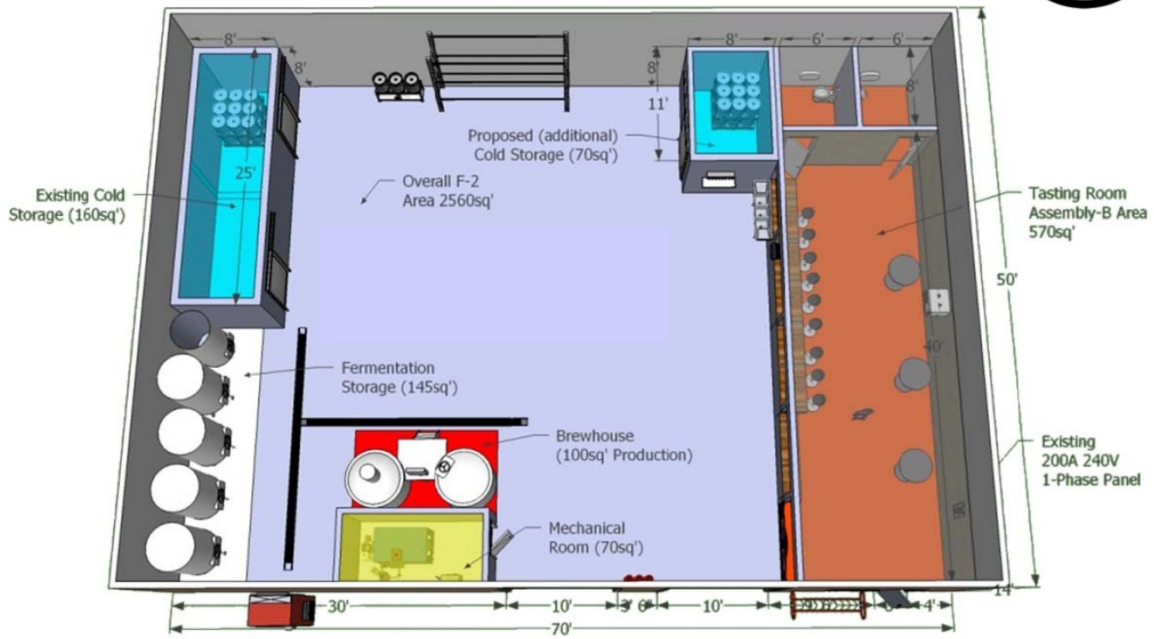


FIGURE 3: FLOOR PLAN

Appendix A – Proposed Floor Plan



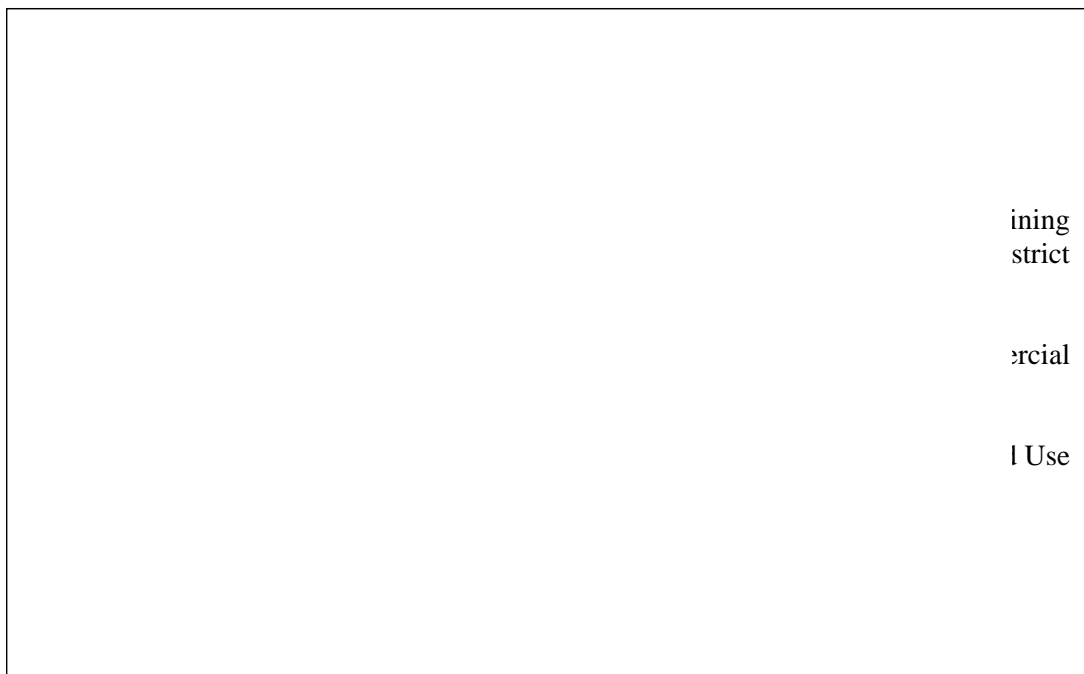
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PROJECT SETTING

The existing 3,500-square foot vacant warehouse is located behind June Lake General Store (2740 Hwy 158, June Lake, CA 93529), adjacent to S. Crawford Avenue. The project area is located in the June Lake village, which serves as the commercial center for the June Lake Loop. The area has a mix of developed commercial uses along SR 158 and single-family residences to the east of SR 158. A mixed-use area, which is designed to promote smaller-scale retail or office space and rental housing units, is located between June Lake and Gull Lake.

FIGURE 4: LAND USE DESIGNATION MAP



The parcels surrounding the project are also designated Commercial (C) and Mixed Use (MU). The neighborhood's mix of land use designations provides a wide range of compatible residential and commercial uses (see Figure 2). Even with the land use designation as commercial, properties across S. Crawford Ave. have residential use.

The property currently contains the June Lake General Store, two rental units, and vacant office/bank space.



FIGURE 5: GENERAL STORE VIEW

DISCUSSION

The following discusses major components of the proposal and reviews their conformity with General Plan and Planning Commission requirements:

SIGNAGE

Four signs are proposed for the project (see Figures 6 & 7). The first is an addition to the existing freestanding sign for the general store. The freestanding sign is located on Hwy 158 by the storefront entrance.

The next two are attached signs (see Figure 7) mounted flush on the front wall of the existing storage building. According to Chapter 07.030 of the Mono County General Plan's Land Use Element, "the maximum height of the sign shall be 20 feet or the height of the building, whichever is less. A maximum of two attached signs per occupancy is permitted, but in total combined area cannot exceed the maximum permitted."

The sign above the brewery entrance (see Figure 7) is considered a building Identification sign, which is a plaque mounted flush to a building to denote the building's identity. This sign shall not be counted against the allowable sign area. The sign area shall be limited to a maximum size of 8 inches by 48 inches and letters shall not exceed 3 inches.

For all signs, colors should relate to and complement the materials or paint scheme of the buildings, including accenting highlights and trim colors. The number of colors on any sign should be limited to three. The project is proposing a black-and-white sign, and all signs proposed comply with County sign requirements. Any additional future signage will need to comply with Chapter 16, Signs.



**B
SIGN**

FIGURE 7: PROPOSED FLUSH-MOUNTED AND BUILDING-IDENTIFICATION JLB SIGNS



Proposed Front of Building Signage



Proposed Side of Building Signage

PARKING REQUIREMENTS

Seven paved parking spaces are required for the project, including one handicapped space. Uncovered parking spaces at elevations above 7,000 feet shall be 10’ wide x 20’ long, and the handicapped parking space shall be 14’ wide x 20’ long (allowing for a 5’ loading area). These requirements have been noted on the site plan (Figure 2). A multi-space bike rack will be provided to accommodate customers and employees.

Parking off Crawford Ave. in the rear of the property:

Parking Standards	Required Spaces
3 Employees/Warehouse based on square footage of warehouse	3 parking spaces
570-sq. ft. tasting room	3 parking spaces
Handicapped spaces count as a portion of the total number of parking spaces required.	1 parking space
Existing Apartments	4 parking spaces



NOISE REQUIREMENTS:

Mono County Code, Chapter 10.16, Noise Regulations states:

Table 10.16.070, EXTERIOR NOISE LIMITS
(Levels Not to Be Exceeded More than Thirty Minutes In Any Hour)

Receiving Land Use Category	Time Period	Noise Level (dBA)
Commercial	10 p.m.to7 a.m.	60
	7 a.m.to10 p.m.	65

The project will be conditioned to assure compliance with applicable noise standards. Hours of operation have also been established to avoid impacts during more noise restrictive hours.

GENERAL PLAN CONSISTENCY

As noted above, the General Plan Land Use Designation for this property is Commercial (C). According to the Mono County General Plan, “the ‘C’ designation is intended to provide for a wide range of uses and service for the resident and visitor including retail, business and professional uses and services in community areas...” Permitted uses subject to a use permit under the Commercial land use designation include retail trade, services, and business services.

The proposed development is also consistent with June Lake Area Plan policies contained in the Mono County General Plan Land Use Element. The sections below from the Mono County General Plan support the development of commercial services in the community of June Lake.

The following excerpts are various sections of the Mono County General Plan defining and outlining compliance with the permitting of a brewery and tasting room:

MONO COUNTY LAND USE ELEMENT, Countywide Land Use Policies**Objective D**

Provide for commercial development to serve both residents and visitors.

Policy 1: Concentrate commercial development within existing communities.

Action 1.1: Designate a sufficient amount of commercial land within communities to serve the needs of residents and visitors.

Policy 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.

Action 2.1: Orient new commercial development in a manner that promotes pedestrian use. Avoid strip commercial development.

Objective H

Maintain and enhance the local economy.

Policy 5: Promote diversification and continued growth of the county's economic base.

Action 5.2: Support the retention and expansion of all viable retail trade, consumer, and business establishments.

Action 5.3: Promote the continued growth of compatible industry on sites designated for industry and commerce.

Action 5.4: Concentrate development in existing communities in order to facilitate community economic growth.

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

June Lake Area Plan, Community Development Element

Objective B

Promote well-planned and functional community development that retains June Lake's mountain community character and tourist-oriented economy.

Objective C

Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.

Policy 1: Encourage compatible development in existing and adjacent to neighborhood areas.

Action 1.1: Use the area specific land use maps, specific plans, the Plan Check and Design Review processes to guide development.

Action 1.2: Encourage compatible infill development in the Village and Down Canyon areas.

Objective G

Meet the land needs of the commercial/industrial uses

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.

JUNE LAKE COMMUNITY DESIGN GUIDELINES

The proposed project is located in June Lake's commercial core. The June Lake Community Design Guidelines' goal is to retain its village commercial core by promoting development with a broad range of uses, consistent quality of built form, pedestrian-scaled development, and discrete, well-designed parking areas. The project has been designed to discretely blend with the existing built form and scale of the adjacent commercial buildings.

LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE

The LDTAC considered the project on Nov. 5, 2012, as a preapplication, July 15, 2013, as application acceptance, and on Sept. 19, 2013, reviewed the application and draft project conditions.

ENVIRONMENTAL REVIEW

The project qualifies for a categorical exemption from the provisions of CEQA as the project is considered a Class 3 (CEQA Guidelines, 15303). CEQA identifies this as a Class 3 – Conversion of Small Structure exemption. A Class 3 exemption consists of construction and location of limited number of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

USE PERMIT FINDINGS

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

Section 32.010, Required Findings:

1. *All applicable provisions of the Mono County General Plan are complied with, and the site of the proposed use is adequate in size and shape to accommodate the use and to accommodate all yards, walls and fences, parking, loading, landscaping and other required features because:*
 - a) Retail trade and services are listed as a Permitted Use, subject to Use Permit within the Commercial designation.
 - b) Adequate site area exists for the proposed use of a 3,500-square foot building.
 - c) Parking is sufficient for retail employees, customers, and deliveries.
 - d) The location of the proposed project is consistent with the June Lake Area Plan's intent for concentrating resident- and visitor-oriented services in commercial core in the June Lake village.
 - e) With conditions, the parking plan and sign plan will conform to all requirement of the General Plan.
2. *The site for the proposed use related to streets and highways is adequate in width and type to carry the quantity and kind of traffic generated by the proposed use because:*
 - a) The parcel is accessed by S. Crawford Avenue and is adequate for the kind of traffic generated by the proposed use. Parking is sufficient for employees, customers, and deliveries.
 - b) The micro-brewery and tasting room is not expected to generate significant amounts of traffic to alter existing circulation patterns. June Lake Brewing project is conditioned to comply with noise regulations and is restricted by operating hours.
3. *The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located because:*
 - c) The proposed use is not expected to cause significant environmental impacts. Modifications are to existing building and disturbed areas. The property has a commercial designation appropriate for the use.
 - d) The applicant shall comply with all June Lake PUD requirements and is in support of the project.
 - e) The proposed project is a conforming use according to the Mono County General Plan's Land Use Element. The use permit process provides the public the opportunity to comment on the proposal, and no comments have been received in opposition to the project.
 - f) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no

later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Operation of production facility will occur daily between 6 am and 8 pm.

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

- a) The commercial land use designation provides for commercial uses such as retail trade, services, and business services.
- b) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project provides for additional retail and encourages well-rounded economy by providing a variety of commercial options within the June Lake Loop.
- c) The General Plan Land Use Element notes that the uses listed as permitted refer to typical land uses allowed within a particular land use category, and serve as examples of permitted uses within the designation. Section 04.030 notes that it is recognized that in the development of comprehensive land use development standards, not all uses can be listed nor can future uses be anticipated. Additional specific uses may be permitted if they are similar to the listed uses, and the Planning Commission shall make the interpretation for uses permitted subject to use permit if found similar to and not more obnoxious to the general welfare than the uses listed. In this instance, the Commission finds (04.030):
 1. That the proposed use is consistent with this general plan and any applicable area plans or specific plans.
 - a) The project is located within the June Lake Planning Area. The June Lake Area Plan encourages providing a wide range of commercial uses and services for residents and tourists. The project provides for additional retail and encourages well-rounded economy by providing a variety of commercial options within the June Lake Loop.
 - b) Objective D of the countywide policies supports commercial development to serve both residents and visitors and to concentrate commercial development within existing communities.
 2. That the proposed use is compatible with the intent of the land use designation and is applicable throughout the county in that designation.
 - a) A micro-brewery and tasting room is similar to the uses permitted listed under the Commercial land use designation. Food services, restaurants, retail stores, services, transportations, public uses, cultural activities, and business services.
 3. The use is capable of meeting the standards and requirements of that designation.
 - a) The project complies with all land use development standards including setbacks, lot coverage, parking, signage, and noise requirements in a Commercial land use designated parcel.

4. That the use will be similar to and not be more obnoxious to the general welfare (i.e., health, safety) than the uses listed within the designation.
 - a) A micro-brewery and tasting room is similar to and not more obnoxious to food services establishments; e.g., restaurants, and retail stores – e.g., liquor store, services and small-agriculture that are permitted under the Commercial Land Use Designation.
 - b) In discussions with staff, the June Lake PUD is supportive of the project and has met requirements for hookups and water use standards.
 - c) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening can be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Operation of production facility will occur daily between 6 am and 8 pm.

Conditions of Approval: Use Permit 13-003/June Lake Brewery

- 1) Future development shall meet requirements of the Mono County General Plan, Mono County Code, and project conditions.
- 2) The project shall be in substantial compliance with the site plan as shown on Figures 2 and 3 found in the staff report.
- 3) Project shall include seven parking spaces (as defined in Chapter 6, Parking Standards) as shown on Figures 2 and 3 in the staff report.
- 4) The site shall be limited to the production, consumption and sale of beer in conjunction with the Conditional Use Permit. The applicant shall obtain an appropriate license from the California Department of Alcohol Beverage Control prior to beginning any brewing, tasting or selling of alcohol.
- 5) The hours of operation for the tasting room for the purpose of selling of alcohol shall be as follows: Opening may be as early as 10 am Monday through Sunday and closing can be no later than 9 pm Monday through Thursday and 10 pm Friday thru Sunday. Manufacturing is allowed daily between 6 am and 8 pm.
- 6) The June Lake Brewery may provide occasional music on weekends (Friday, Saturday and Sunday) and seasonal special events at the brewery subject to the noise requirements. A special event permit shall be required for any event that is not contained within the building and/or extends beyond hours approved under the CUP.
- 7) The applicant shall obtain or update encroachment permit from Mono County for S. Crawford Avenue access.
- 8) The project shall operate in compliance with Mono County Code Chapter 10.16 (Noise Regulation).
- 9) All signs shall be in conformance with the Figures 6 & 7 - Sign proposal as outlined above and Chapter 07 of the Mono County General Plan.
- 10) All exterior lighting shall be shielded and directed downward to comply with Chapter 23, Dark Sky Regulations
- 11) Project is required to comply with any requirements of the June Lake FPD. The applicant shall provide a "will serve" letter from the June Lake Fire Protection District indicating the FPD will provide service to the project.
- 12) Project is required to comply with any requirements of the June Lake PUD. The applicant shall provide a "will serve" letter from the June Lake Public Utility District (PUD).
- 13) Project shall comply with all Mono County Building Division and Environmental Health requirements.
- 14) Applicant shall obtain necessary business licenses.
- 15) 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.

Mono County Community Development Department

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Mammoth Lakes, CA 93546
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www.monocounty.ca.gov

Date: October 10, 2013
To: Mono County Planning Commission
From: Gerry Le Francois, Planner
Re: Tentative Parcel Map 13-001/Hildenbrand

RECOMMENDATION

It is recommended that the Planning Commission take the following actions:

- A. In adopting the CEQA document:
1. Find that the proposed project is consistent with the Mono County General Plan;
 2. Find that the Mono County General Plan EIR and the General Plan Land Use Element Update Environmental Impact Report analyzed the potential impacts of development provided for in the Tri-Valley Area Plan, including the development proposed for the subject parcel;
 3. Find that the Environmental Analysis for Tentative Parcel Map 13-001 need examine only those environmental effects that are peculiar to the project and that were not addressed as significant effects in the Mono County General Plan EIRs, unless substantial new information shows that those effects will be more significant than described in the prior Environmental Impact Reports (Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183);
 4. Find that uniformly applied development policies or standards (i.e., General Plan/Area Plan policies or other development standards) have been applied to the project and that the policies or standards will substantially mitigate potential environmental effects that were not addressed as significant effects in the prior Environmental Impact Reports to a less-than-significant level;
 5. Adopt the Environmental Analysis for the Tentative Parcel Map 13-001, which was prepared in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183; and
 6. Find that the feasible mitigation measures identified in the Mono County General Plan will be applied to this project.
- B. Adopt the Findings for the Tentative Parcel Map 13-001 as contained in the project staff report; and
- C. Approve Tentative Parcel Map 13-001 subject to the Conditions of Approval and Mitigation Monitoring Program as contained in the project staff report.

PROJECT DESCRIPTION

Project Setting

The proposed project (APN 026-220-006) would subdivide a 6-acre parcel into four lots ranging in size from 1.1 to 2.4-acres. The property is in the community of Chalfant and has access along Valley Road. The General Plan designation is Rural Mobile Home (RMH) with 1-acre minimum parcel size. See Figure 1.

Physical Characteristics of the Property

The property has a gentle downslope from east to west. The property includes a mobile home, garage, shed and corral area. The eastern portion of the property is vacant. The surrounding uses include a vacant 16-acre parcel to the north, developed residential areas to the south and west.

The entire property has been identified by Federal Emergency Management Agency (FEMA) as being within a Special Flood Hazard Area (SFHA) on a Flood Insurance Rate Map (FIRM) that became effective December 18, 2012. All subdivision improvements and future construction associated with the project shall conform to Chapter 21 Flood Plain Regulations of the General Plan.

Access

The parcel has accessed from Valley Road. Access to the individual lots will be from a private road. See Figure 2.

Utilities

Existing utilities have sufficient capacity to serve the proposed use. All new utility extensions will be installed underground. The applicant will obtain a "will serve" letter from the Chalfant Valley Fire Protection District/Community Services District.

Utilities will be provided as follows:

Water Supply:	Individual well
Sewage Disposal:	Individual leaching systems
Fire Protection:	Chalfant Valley FPD/CSD
Electricity:	Southern California Edison (underground)
Telephone:	Verizon (underground)
School:	Eastern Sierra Unified School District

GENERAL PLAN CONSISTENCY

Compliance with General Plan, Area Plan, and Land Use Designation (Zoning)

The parcel is designated Rural Mobile Home (RMH). Permitted uses include single-family dwellings, mobile homes used as single-family dwellings, and accessory buildings. The minimum parcel size is 1 acre with minimum lot dimensions of 60 feet wide and 100 feet long. The maximum lot coverage is 40%. The applicant is proposing four lots all greater than 1-acre parcels in compliance with the Land Use Designation in the General Plan. Maximum project density of one single-family residence and one secondary housing unit per parcel is allowed.

The project is consistent with the surrounding residential land uses of the proposed project, and consistent with the General Plan and Tri-Valley Area Plan, including the following policies.

PLANNING AREA LAND USE POLICIES

TRI-VALLEYGOAL: Preserve the rural and agricultural character of the Tri-Valley area.

OBJECTIVE C: Integrate additional residential development into the existing community character in Chalfant.

Policy 1: Allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character.

Action 1.1: Gross densities for residential development in Chalfant shall not exceed one dwelling per acre.

Action 1.3: Roads within subdivisions of more than four parcels shall at a minimum have a hard surface such as decomposed granite (DG).

Policy 2: Encourage residential development in areas that will minimize impact on the environment.

COUNTYWIDE LAND USE POLICIES

Under Objective A

Policy 1: Contain growth in and adjacent to existing community areas.

Action 1.1: Encourage infill development in existing communities and subdivisions. New residential subdivisions should occur within or immediately adjacent to existing community areas.

Action 1.2: New residential development for permanent year-round residents should be concentrated in existing community areas.

Policy 2: Assure that adequate public services and infrastructure are available to serve planned development.

Action 2.1: Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

Action 2.2: Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

Action 2.3: Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with state law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

ENVIRONMENTAL REVIEW

An Environmental Analysis (EA) based upon the certified Mono County General Plan EIR has been prepared for the project. Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 prohibit repetitive environmental analysis in cases where a development project is consistent with a Community Plan or land use designation, and an EIR analyzing those effects was certified for that land use designation or planning action, unless there are effects that are peculiar to the parcel or there is substantial new information showing that the effects will be more significant than described in the prior EIR. Effects of a project on the environment are not considered to be peculiar if they are mitigated through the application of uniformly applied development policies or standards. The proposed project is consistent with the Mono County General Plan/Tri-Valley Area Plan, and, as discussed in detail in the environmental document, there are no effects that are peculiar to the project and which were not addressed in the EIRs certified in conjunction with the adoption of the Mono County General Plan (1993) and the General Plan Land Use Element Update (2000).

Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, the project's environmental analysis is limited to those significant environmental effects that are:

- 1) Potentially peculiar to the project or the parcel on which the project would be located, and
- 2) Were not analyzed as significant effects in the prior General Plan EIR with which the development project is consistent.

The attached Environmental Analysis for Tentative Parcel Map 13-001 has determined that the impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan. This parcel is no different than other parcels in the surrounding area, and there is nothing unusual about the proposed project itself that would change or in any way affect the severity of the impacts. In other words, the impacts are not peculiar to the parcel or the project. There is no substantial new information indicating that the land use and development impacts of the project will be more severe than described in the prior EIRs, and there are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior EIRs.

LDTAC REVIEW

The Land Development Technical Advisory Committee met Sept. 16, 2013, to consider the project conditions, and its recommendations have been incorporated into the Conditions of Approval.

FINDINGS

Tentative Map Findings

If it is determined that Tentative Parcel Map 13-001 should be approved, the Planning Commission should make the following findings:

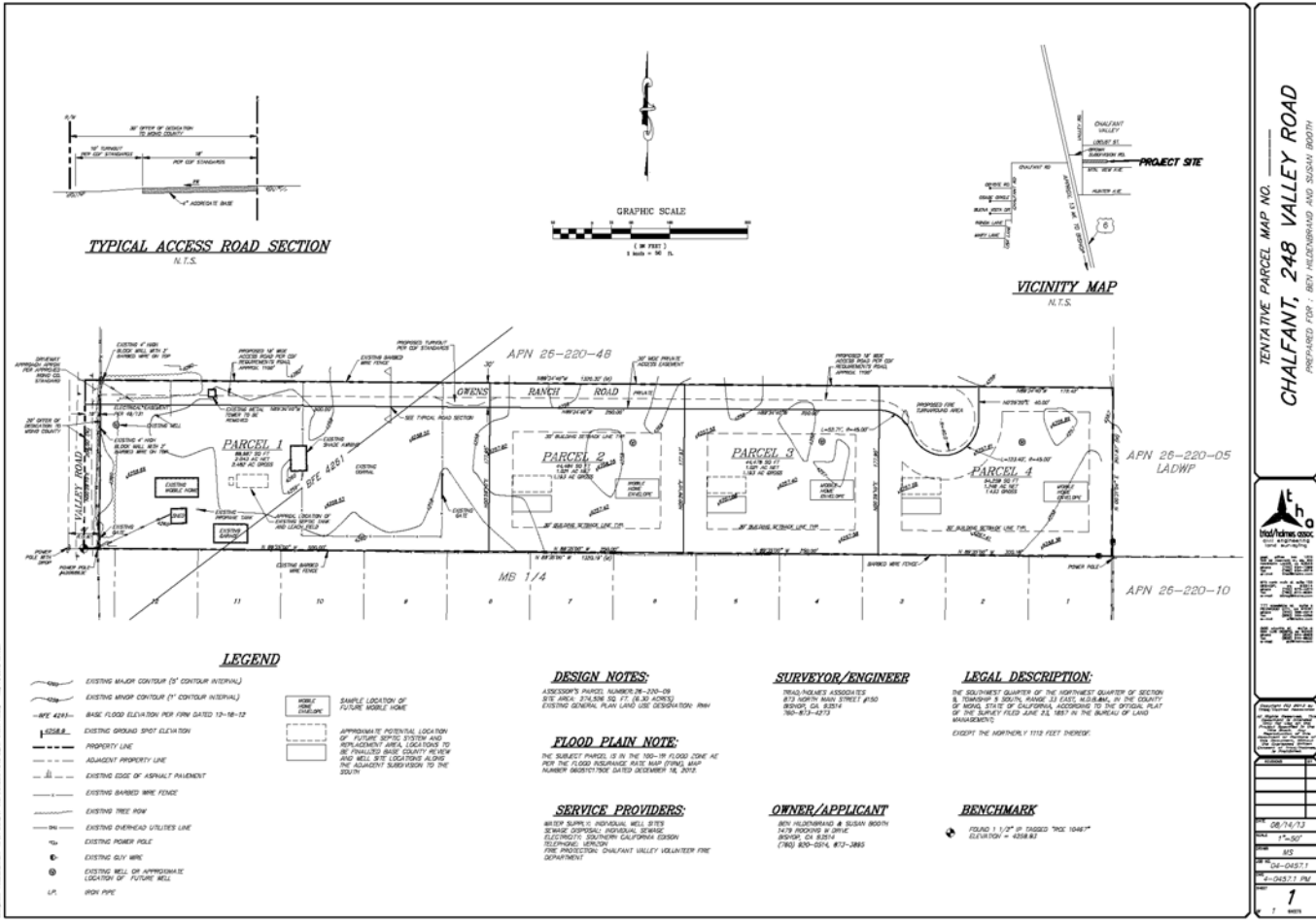
- 1) The proposed tentative parcel map is consistent with the county General Plan because:

- (a) The land division is consistent with the county General Plan Land Use Designation Rural Mobile Home (RMH) as it meets the required minimum parcel size, width to depth ratio, setback requirements, and building density.
- 2) The design or improvements of the proposed tentative parcel map is consistent with the existing General Plan because:
 - (a) this growth will occur in and adjacent to existing community areas, (b) this development is immediately adjacent to existing residential development, (c) this project will have permanent year-round residents and is concentrated in existing community of Chalfant, (d) project is required to provide will-serve letters for Chalfant Valley Fire Protection District, pay necessary school fees, and is required to provide utilities to the individual lots.
 - 3) The site is physically suitable for the type of development because:
 - (a) Parcels 1-4 contain areas suitable for residential development.
 - 4) The site is physically suitable for the proposed density of development because:
 - (a) The proposed lots 1 through 4 have a suitable building site for the development of single-family residences.
 - 5) The design of the tentative parcel map or the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because:
 - (a) The division has residential development to the west and south, the parcel currently has an existing mobile home, accessory buildings and corral area. In addition, this is an infill residential development and the property has limited native vegetation.
 - 6) Neither the design of the subdivision nor type of improvements is likely to cause serious public health problems because:
 - (a) Potential impacts related to public health have been analyzed, and conditions have been proposed to reduce potential impacts to a level of insignificance and are required as conditions of project approval or issuance of future building permits.
 - 7) The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because:
 - (a) There was no evidence presented at the public hearing for this project indicating that the design of the division or any improvements proposed in conjunction with the approval of the division will have a substantial impact or conflict with easements acquired by the public, for access through or use of the property, within the proposed subdivision.
 - (b) The project would provide a private access road from Valley Road.

Figure 1: Location Map



Figure 2: Tentative Parcel Map 13-001



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ATTACHMENT 1 MONO COUNTY COMMUNITY DEVELOPMENT Planning Division

NOTICE OF TENTATIVE PARCEL MAP APPROVAL

TENTATIVE PARCEL MAP # 13-001

APPLICANT: Hildenbrand

ASSESSOR'S PARCEL NUMBER: 026-220-006

PROJECT LOCATION: The proposed project is located in Chalfant. Access to the parcel is along Valley Road.

You are hereby notified that the Mono County Planning Commission did on October 10, 2013, hold a public hearing to hear any and all testimony relative to the approval of Tentative Parcel Map 13-001 and did approve the map for a period of twenty-four (24) months, subject to the following conditions.

**Please refer to the attached
Conditions of Approval #1 through 37**

If the applicant/agent is not satisfied with the decision of the Planning Commission, he may, within fifteen (15) days of effective date of the decision, submit in writing an appeal to: Secretary of the Planning Commission, PO Box 347, Mammoth Lakes, CA 93546; or to the Clerk of the Board, PO Box 715, Bridgeport, CA 93517.

The appeal shall include: 1) appellant's interest in the subject property; 2) the conditions appealed; and 3) specific reasons why the appellant believes the conditions appealed should be amended or upheld.

DATE OF EXPIRATION: October 10, 2015

DATED: October 10, 2013

cc: X Applicant
X Engineer
X Assessor's Office
X Public Works
X Environmental Health

**ATTACHMENT 2
MONO COUNTY COMMUNITY DEVELOPMENT
Planning Division**

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

County Clerk
Mono County
PO Box 237
Bridgeport, CA 93517

FOR RECORDER'S USE ONLY

From: CDD/Planning Division
Mono County
PO Box 8
Bridgeport, CA 93517

SUBJECT:

Project Title: Tentative Parcel Map 13-001 / Hildenbrand

State Clearinghouse #: NA

Contact Person: Gerry Le Francois Phone: (760) 924-1810

Project Location - Community: Chalfant

Project Location - County: Mono County

Description of Project: Subdivision of a 16.5-acre parcel (APN 026-220-006) into four lots.

This is to advise that the Mono County Planning Commission (lead agency) has approved the above-described project on October 10, 2013, and has made the following determination regarding the above-described project (selected determination is shown in bold type):

- 1) The project will not have a significant effect on the environment.
- 2) An Addendum to a previously certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 3) Mitigation measures were made a condition of the approval of the project.
- 4) A statement of Overriding Considerations was not adopted for this project.
- 5) Findings were not made pursuant to the provisions of CEQA.
- 6) ***All of the effects of the project are exempt from further review under Public Resources Code section 21083.3 and all feasible mitigation measures specified in the EIR certified in conjunction with the Mono County General Plan relevant to those effects have been applied to the project. The project is consistent with the county General Plan, and Fish and Game fees were paid at the time of the 2000 General Plan update.***

This is to certify that the Environmental Analysis, comments and record of project approval are available to the general public at:

Mono County Offices, 74 School Street, Bridgeport, CA 93517

Signature: _____ Date: October 10, 2013

Title: Gerry Le Francois, Planner

Date received for filing at OPR: _____

DRAFT TENTATIVE PARCEL MAP 13-001 / HILDENBRAND CONDITIONS OF APPROVAL & MITIGATION MONITORING PROGRAM

FORMAT:

CONDITION OF APPROVAL.....

- a. SCHEDULE OF COMPLIANCE.....
 - b. RESPONSIBLE MONITORING AGENCY or DEPARTMENT.....
 - c. IMPLEMENTING PARTY
 - d. TYPE OF MEASURE: DESIGN, ONGOING, CUMULATIVE
-

UNIFORMLY APPLIED DEVELOPMENT STANDARDS AND POLICIES

1. Future residential development shall meet the requirements of the Mono County General Plan.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department /Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

2. The project, as well as future development, shall comply with Fire-Safe Regulations (Mono County General Plan, Land Use Element, Section VI, Land Development Regulations, Chapter 22) pertaining to emergency access, signing and building numbering, emergency water supplies and vegetation modification.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department /Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

3. All wood-burning devices installed in the project shall be Phase II EPA certified, in conformance with the Mono County General Plan (Conservation / Open Space Element, Public Health and Safety Policies, Objective A, Action 6.1).
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department /Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

4. The applicant and/or his contractor shall stop work and notify the County and local Native American tribal contacts if archaeological evidence and/or human remains or unmarked cemeteries are encountered during ground-disturbing activities. No disturbance of such a site shall be permitted until such time as the applicant hires a certified archaeologist and an archaeological survey that identifies acceptable site mitigation measures is filed with the county Planning Division. Native American monitors shall be on site during the archaeological survey to ensure the proper identification and care of cultural resources. The disposition of any recovered artifacts shall be made in consultation with local tribal contacts. In the event of the accidental discovery of human remains, Health and Safety

Code §7050.5, Public Resources Code §5097.98, and CEQA Guidelines §15064.5 (d) shall be consulted for the proper procedure to follow.

- a. As construction occurs
 - b. Community Development Department/Building Division
 - c. Applicant/Contractor
 - d. Design and ongoing
5. Construction shall be limited to daylight hours (or per Mono County Code 13.08.290, whichever is more restrictive) in accordance with Mono County Code Chapter 10.16 (Noise Regulation) in order to minimize impacts to nocturnal resident wildlife species.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
6. Noise levels during construction shall be kept to a minimum by equipping all on-site equipment with noise-attenuation devices and by compliance with all requirements of Mono County Code Chapter 10.16 (Noise Regulation).
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
7. Dogs belonging to individuals involved in construction activities shall be prohibited in the project area during construction phases or under the owner's complete control at all times.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
8. During all phases of construction, erosion-control measures shall be applied to disturbed areas and shall include the use of Best Management Practices such as placement of fiber blankets, fiber rolls, filter fencing, or similar methods. Removed topsoil shall be stockpiled and replaced over disturbed areas at, or prior to, the completion of construction. Revegetation of disturbed areas shall occur as soon as practical following construction and the use of stabilization material or landscaping shall be required to reduce impacts related to erosion. Use of native seed and/or native plants grown from seeds or seedlings obtained from local native stock is encouraged. Revegetated areas shall be irrigated as necessary to establish the plants.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department /Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
9. To prevent wind erosion and public nuisance created by dust, property owners shall refrain from clearing native vegetation except as necessary for impending or same-year construction.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department /Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

10. For all phases of subdivision and parcel development, controls shall be instituted to reduce the impact of dust. Such controls are to include watering and mulching of disturbed areas or by other approved methods. Initiation of revegetation efforts should commence as soon as practical after construction.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

11. Grading permits shall be required as specified in Mono County Code Section 13.08.030, et seq. Activities requiring a grading permit include, but are not limited to, land clearing and grading activities that clear more than 10,000 square feet, result in cuts greater than 4 feet or fill greater than 3 feet, or involve more than 200 cubic yards of cut or fill. Construction resulting in the alteration of a drainage course also requires a grading permit.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing

12. Drainage and erosion-control plans shall be required of residential construction and any permits required by Lahontan involving more than 5,000 square feet of pad area disturbed, including secondary or accessory structures on any one parcel, at any one time. Drainage and erosion-control plans shall also be required for construction on any one parcel that cumulatively exceeds 10,000 square feet. If plans are required, plans will be developed by the individual project applicant with review and concurrence by the Mono County Department of Public Works, Community Development Department /Building Division, and applicable federal and/or state agencies.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approval of grading, driveway and/or road improvements, and residential construction.
 - b. Department of Public Works, Community Development Department /Building Division, and applicable federal and/or state agencies
 - c. Applicant / Property Owner
 - d. Design / Ongoing

13. When used, Liquefied Petroleum Gas (LPG) shall be installed according to all applicable codes and Mono County Code 15.04.056.
 - a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit and/or certificate of occupancy.
 - b. Community Development Department /Building Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing

DEVELOPMENT MITIGATION MEASURES

14. The developer shall inform future owners and developers of project mitigation measures as a means of reducing or eliminating development impacts to less-than-significant levels. These minimum development standards shall be cross-referenced to map conditions recorded concurrently with the Final Map, but shall also be included in project CC&Rs, if developed.
- A. Construction activities shall take place only during daylight hours or per Mono County Code 13.08.290, whichever is more restrictive.
 - B. Noise levels shall be in conformity with Mono County Noise Standards. Construction equipment shall be adequately muffled.
 - C. Homeowners' dogs shall be restrained by leashes or contained within fenced areas or yards.
 - D. Dogs belonging to construction workers shall be prohibited in the project area during construction or be under the owner's complete control at all times.
 - E. Vegetation removal should be limited to disturbance necessary for construction of residences, accessory buildings, driveways, walkways, corrals, and landscaping.
 - F. Homeowners shall provide erosion-control measures for disturbed areas during and following construction. Topsoil shall be stockpiled at the construction site and redistributed over disturbed areas as soon as practical following completion of construction.
 - G. Control of dust during any construction and/or land-clearing activities shall be required using watering, mulching, or other erosion-control methods as necessary.
 - H. Homeowners shall aim, shield and direct lighting downward to reduce glare.
 - I. Future development projects shall comply with the Visual Resources requirements of the Mono County General Plan, Conservation and Open Space Element.
 - a. Developer's notification must be satisfied prior to final approval of the parcel map. Property owner compliance requires monitoring over a period of time; usually linked to future development.
 - b. Department of Public Works and Community Development Department /Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
15. A minimum 100-foot horizontal setback shall be provided from any livestock facility (corrals, etc.) and animal or fowl enclosure to any well.
- a. Requires monitoring over a period of time; usually linked to future development.
 - b. Community Development Department /Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
16. Domestic animals shall be restrained at all times, either through the use of leashes or private fenced areas. No animals shall be allowed to be free roaming. Horses and other grazing animals shall be penned or tethered.
- a. Requires monitoring over a period of time; usually linked to future development.
 - b. Community Development Department/Planning Division
 - c. Applicant / Property Owner
 - d. Ongoing
17. Future residential development should not dominate the natural environment and should complement existing rural character. The siting of a project and the scale, design, color and building materials for structures and fences shall harmonize with existing development in the area, the surrounding natural environment, and on-site topography. The following design guidelines are encouraged for all development:
- A. Building areas for each lot shall be selected to reflect sensitivity to on-site topography and potential visual obstructions.
 - B. Roofing materials shall be non-reflective and shall be in a natural color and/or muted tones (e.g., tan, brown, dark green, or similar colors).

- C. Bright colors or reflective materials shall not be used for any component of any structure.
 - D. Siding materials shall have a natural appearance compatible with the surrounding environment. The use of indigenous rock shall be encouraged.
 - E. Siding materials shall be stained, painted or otherwise finished in muted earth tones in order to blend into the surrounding environment.
 - F. Colors and materials for fences shall be muted and shall blend with the surrounding natural environment.
 - a. Requires monitoring over a period of time. Associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
18. Exterior lighting on individual lots shall be designed and maintained to minimize the effects of lighting on the surrounding environment per Chapter 23 of the General Plan Land Use Element. Exterior lighting shall be limited to that necessary for health and safety purposes. Fixtures shall have a maximum output of 600 lumens (equivalent to one 40-watt incandescent bulb) or less and shall be partially or totally shielded using a solid or semi-translucent barrier, provided that the lamp is not visible from off site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up; e.g., a low-output-style wall pack. Above 40 watts requires full opaque top and all side coverage with recessed bulb in the inside and not visible off site or from a perpendicular angle. Floodlights that do not meet the definition of “full cutoff” may be used if permanently directed downward, if no light is projected above the horizontal plane, and if fitted with external shielding to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. In no event shall a lighting device be placed or directed so as to permit light to fall upon a public street or adjacent property.
- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing
19. Landscaping shall be used to minimize potential visual impacts resulting from development. The following landscaping guidelines shall apply to all development:
- A. Landscaping shall be used to minimize or reduce potential visual impacts resulting from development.
 - B. The following elements shall be shielded using landscaping: well facilities, trash receptacles, propane tanks, and out-building structures. Well-site facilities, trash receptacles and propane tanks may also be shielded with fencing and/or berms.
 - C. Drought-resistant landscaping (planting, soil preparation and low water use irrigation systems, etc.) shall be required. Drip irrigation systems shall be encouraged.
 - D. Use of native, indigenous species shall be encouraged.
 - E. The use of larger planting stock is encouraged to accelerate the process of visual screening.
 - F. Young plants shall be protected from deer and rodents until they are established (e.g., a 5-foot wire fence or vexar tubing has been found to work well to protect seedlings from deer).
 - a. Requires monitoring over a period of time; usually linked to future development associated with approval of residential construction.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

FINAL MAP CONDITIONS

20. The developer shall inform future owners of development standards and mitigation measures as a means of reducing or eliminating impacts to less-than-significant levels. At a minimum, Conditions of Approval 1–19, or as otherwise required by the County, shall be cross-referenced to map conditions

recorded by the County by notation on a supplemental sheet of the parcel map. If project CC&Rs are developed, Conditions of Approval 1–19 shall be reiterated therein.

- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
21. Installation of individual sewage disposal systems will be required on each parcel at the time of future residential development. Prior to map approval, however, the developer shall submit a soils suitability report, prepared by a civil engineer licensed in the state of California, supporting the suitability of soils for installation of individual sewage disposal systems. At a minimum, the report shall contain two percolation test results and two soil profile results for each new parcel to be created or alternate testing as approved by Mono County Environmental Health. The report shall document, to the satisfaction of Mono County Environmental Health, that the soil structure meets or exceeds applicable state and county standards for siting and installation of individual sewage disposal systems.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Mono County Environmental Health
 - c. Applicant
 - d. Design
22. The developer shall submit a plot plan, acceptable to Mono County Environmental Health, identifying designated areas for individual sewage disposal systems on each parcel. The plot plan shall be prepared by a civil engineer licensed in the state of California. The plot plan shall identify both the primary sewage disposal area and an area for future sewage disposal, described as a replacement area, equal to 100% of the primary sewage disposal area, should the primary system fail. The siting of individual sewage disposal systems shall comply with the Lahontan Regional Water Quality Control Board's (RWQCB) criteria contained in the Water Quality Control Plan for the Lahontan region. Leach fields and septic tanks shall be sited a minimum of 100 feet from any domestic well and a minimum of 50 feet from any drainage course. Alternative systems, if proposed, shall be reviewed and approved by Mono County Environmental Health and shall conform to RWQCB requirements.
- The applicant shall provide adequate documentation that required setbacks from septic fields and/or wells for PM 13-001 and lots directly adjacent and south of the project meet the above minimum requirements.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Mono County Environmental Health
 - c. Applicant
 - d. Design
23. The project proponents shall provide the Mono County Department of Public Works with a "will serve" letter from the Chalfant Valley Fire Protection District/Community Services District indicating approval of the project and that the FPD/CSD will provide service to the proposed parcels. The applicant shall comply with the FPD/CSD's requirements.
- a. Must be satisfied prior to recording of Final Map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
24. Water shall be provided by individual wells on each lot at the time of future residential development. Water well construction shall conform to California Well Standards Bulletin 74-90 and water well permit requirements, as established in conformance with applicable provisions of the Mono County Code. Well permits shall be obtained from Mono County Environmental Health prior to any on-site water development.

- a. Requires monitoring over a period of time; usually linked to future development associated with approved residential construction. Must be satisfied prior to issuance of a building permit or certificate of occupancy.
 - b. Mono County Environmental Health
 - c. Applicant / Property Owner
 - d. Design / Ongoing
25. All utilities (electricity, telephone, digital communications, etc.) shall be extended underground to each parcel consistent with General Plan requirements.
- a. Utility extension to each parcel must be satisfied prior to final approval of the parcel map. Future utility installation requires monitoring over a period of time; usually linked to future development associated with approved residential construction.
 - b. Department of Public Works and Community Development Department /Planning Division
 - c. Applicant / Property Owner
 - d. Design / Ongoing
26. The developer shall make an offer of dedication on the parcel map for a 30-foot-wide right-of-way for street, drainage, and public utility purposes.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design
27. Subdivision improvements shall be constructed in accordance with improvement plans prepared by a civil engineer licensed in the State of California and approved by the Department of Public Works. At a minimum, street surfacing shall be Class II aggregate base. An estimate of construction costs for subdivision improvements, including utilities, shall be prepared by a licensed civil engineer for approval by the Department of Public Works. Construction of subdivision improvements shall be conducted under authority of an approved grading permit and, for access from Mountain View Avenue, an encroachment permit issued by the Department of Public Works.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing
28. The subdivider shall establish a maintenance entity pursuant to California Civil Code Section 845, which shall subsequently enter into agreements with individual lot owners for the routine repair, upkeep, and maintenance of the subdivision road and drainage facilities.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant / Property Owner
 - d. Design / Ongoing
29. Utility extension shall be conducted in accordance with an approved plan prepared by a licensed engineer and/or by applicable utility company. Construction shall be completed under authority of a grading permit issued by the Department of Public Works for subdivision improvements. If utility extension is to be completed through a subdivision improvement agreement, developer shall furnish an engineer's cost estimate of the work and bonding to the Department of Public Works for review and approval prior to final approval of the parcel map.
- a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

30. All disturbed soil surfaces resulting from construction of improvements shall be stabilized by revegetation with native plant species or by other approved methods within one year of completion of subdivision improvements. All exposed surfaces shall be stabilized prior to the onset of winter weather if such work is to be completed the following year.
 - a. Must be made part of the improvement plans prepared for the project and/or a grading permit condition.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

31. Construction material (rock, debris, etc.) that is not utilized as fill material in the construction of improvements shall be removed to a permitted disposal site or other site approved by the Department of Public Works. All material proposed for fill shall be approved by a geotechnical engineer prior to placement in the project.
 - a. Must be made part of the improvement plans prepared for the project and/or a grading permit condition.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

32. The developer shall provide a soils report to, or request a soils report waiver from, the Department of Public Works. Any such report or request for waiver, acceptable to the Director of Public Works, shall comply with the provisions of Mono County Code Section 17.36.090.
 - a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

33. Parcels 1 through 4 shall have a minimum lot size of at least one acre or greater (net lot area).
 - a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

34. Further subdivision, known as quartering, is prohibited under Map Act. Gov't Code §66499.31. Further subdivision of any of these parcels will only be allowed through the Tract Map process. A note to that effect will be placed on the final map.
 - a. Notation must be satisfied on the parcel map. Future implementation requires monitoring over a period of time; usually linked to future development.
 - b. Community Development Department / Building and Planning divisions
 - c. Applicant / Property Owner
 - d. Design / Ongoing

35. Flood Plain requirements –

- A. This entire property has been identified by FEMA as being within a Special Flood Hazard Area (SFHA) on a Flood Insurance Rate Map (FIRM) that became effective December 18, 2012.
- B. All subdivision improvements and future construction associated with the project shall conform to Chapter 21 Flood Plain Regulations.
- C. A monument shall be permanently installed within the project boundaries and marked with an elevation for use as vertical control for determining future finished floor elevations.
- D. The Final Map shall include: a) a note clearly stating that the parcels are within a FEMA SFHA and the effective FIRM date, b) location and elevation of topographic survey base point, c) note finished floor elevations of all existing structures, and d) notes listing the highest Base Flood Elevation (BFE) within building setbacks for Parcels 2, 3 and 4.
 - a. Must be satisfied prior to final approval of the parcel map.
 - b. Department of Public Works
 - c. Applicant
 - d. Design

ENVIRONMENTAL ANALYSIS

for

**Tentative Parcel Map 13-001
Hildenbrand**

Chalfant Valley

August 29, 2013

PREPARED BY:

**Mono County Community Development Department
Planning Division
PO Box 347
Mammoth Lakes, CA 93546**

**TENTATIVE PARCEL MAP 13-001/Hildenbrand
ENVIRONMENTAL ANALYSIS**

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PART I: ENVIRONMENTAL ANALYSIS

CEQA Section 15183

I. INTRODUCTION

The California Environmental Quality Act (CEQA) requires public agencies to consider the effects that development projects will have on the environment. California Public Resources Section 21083.3 and Section 15183 of the CEQA Guidelines mandate that projects that are consistent with the development density of existing land use, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or site.

Mono County has existing land use, community plan and general plan policies for which an EIR was certified; i.e.,

Mono County General Plan, EIR certified in 1993 (SCH # 91032012) – general plan policies for all required general plan elements.

Mono County Land Use Element Update, EIR certified in 2000 (SCH # 98122016) – land use policies, community plan policies.

The Mono County Planning Division has prepared an Initial Study checklist to determine whether there are project-specific significant effects that are peculiar to the project or to the site. 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. 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;
4. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the General Plan, community plan, or land use; or
5. Are previously that identified significant effects which, as a result 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.

Further examination of environmental effects related to the project is limited to those items identified in the checklist as meeting one of the above criteria.

II. PROJECT INFORMATION

1. Project Title: Tentative Parcel Map 13-001
2. Lead Agency Name and Address:
Mono County Community Development Department
Planning Division
PO Box 347
Mammoth Lakes, CA 93546
3. Contact Person and Phone Number: Gerry Le Francois (760) 924-1810.
4. Project Location: The property is located at 248 Valley Road in the community of Chalfant.

6. General Plan Land Use Designation/ Zoning: Agriculture with a 2.5-acre minimum (AG) parcel size.

7. Description of Project

The proposed project (APN 026-220-006) would subdivide a six-acre parcel into four lots ranging in size from 1.1 to 2.4 acres. The property is in the community of Chalfant and has access along Valley Road. The General Plan designation is Rural Mobile Home (RMH) with 1-acre minimum parcel size.

8. Surrounding Land Uses

The surrounding land uses include:

East: Los Angeles Department of Water and Power - designated Open Space

West: Private Land - designated Rural Mobile Home with residences

South: Private Land - designated Rural Mobile Home with residences

North: Private Land - designated Rural Mobile Home currently vacant

Physical Characteristics of the Property

The property has a gentle downslope from east to west. The property includes a mobile home, garage, shed and corral area. The eastern portion of the property is vacant with limited vegetation. The surrounding uses include a vacant 16-acre parcel to the north, developed residential areas to the south and west, and open space to the east. Picture 1 is looking west at the current structures on the property and at the end of corral area.



Picture 2 is looking east from the corral area and this portion of the property is undeveloped.



Access

Access to the parcel is by Mountain View Avenue, which is accessed via Valley Road (see Figure 3, Tentative Parcel Map 13-001).

Utilities

Existing utilities have sufficient capacity to serve the proposed use. All new utility extensions will be installed underground. The applicant will obtain a "will serve" letter from the Chalfant Valley Fire Protection District (Community Services District).

Utilities will be provided as follows:

Water Supply:	Individual well
Sewage Disposal:	Individual leaching systems
Fire Protection:	Chalfant Valley FPD/CSD
Electricity:	Southern California Edison (underground)
Telephone:	Verizon (underground)
School:	Eastern Sierra Unified School District

III. PROJECT COMPLIANCE WITH SECTION 15183

The project site is designated Agriculture (AG) in the Mono County General Plan Land Use Update. The AG district is intended to provide for development in rural areas within the county consistent with developed lifestyles when mixed uses are determined to be acceptable to the citizens of the AG area. The AG district is further intended to provide for mixed uses such as single-family residences, mobile homes used as residences, and small-scale agricultural uses including the keeping of fowl and animals for personal use. The AG district

shall also provide for local commercial uses upon a finding that such uses are necessary and in the best interest of the community. The proposed development is also consistent with the Tri-Valley Area Plan policies contained in the Mono County General Plan Land Use Element; i.e.,

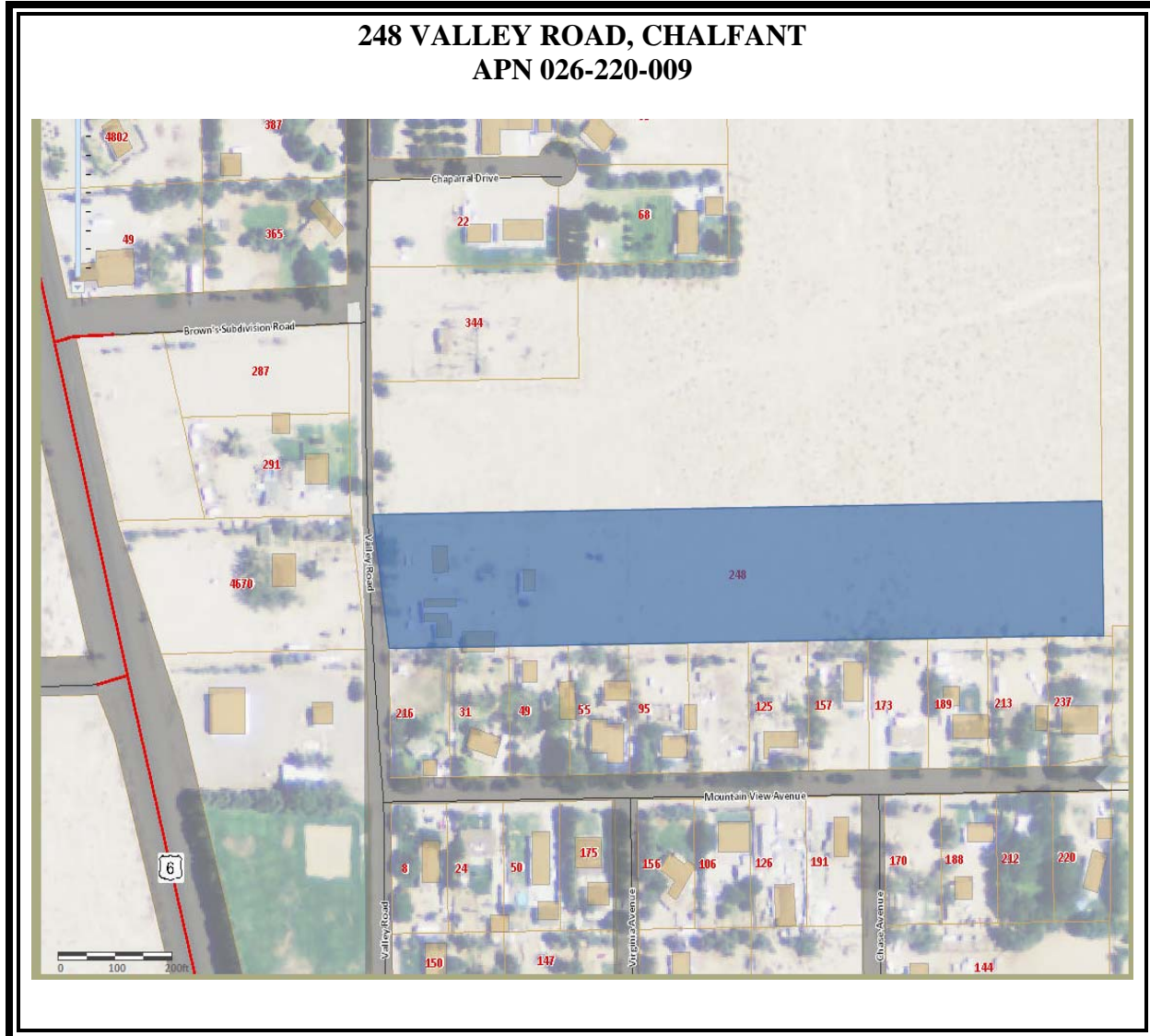


Figure 3: Location Map

5. Project Sponsor's Name and Address:
Ben Hildenbrand & Susan Booth
1479 Rocking W Drive
Bishop, CA 93514

Engineer:
Triad/Holmes Associates
873 N. Main Street, Suite 150
Bishop, CA 93514

IV. IMPACT ANALYSIS

The following environmental analysis is based on Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines. The checklist assesses potential environmental impacts to determine whether they meet requirements for assessment under Section 15183; i.e.,

1. Are potential impacts peculiar to the project or parcel?
2. Were the impacts addressed in a previously certified EIR?
3. If an impact is peculiar to the project and was not addressed in a prior EIR, are there uniformly applied development policies or standards that would mitigate the impact?
4. Are there potentially significant cumulative or offsite impacts that were not discussed in the prior EIR?
5. Is there substantial new information to show that a potential impact would be more significant than previously described?

Issues & Supporting Information Sources		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the prior EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information showing impact more significant than previously described?
I. LAND USE AND PLANNING.						
a)	Conflict with general plan designation or zoning?	No	Yes	N/A	No	No
b)	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	No	Yes	N/A	No	No
c)	Be incompatible with existing land use in the vicinity?	No	Yes	N/A	No	No
d)	Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	No	Yes	N/A	No	No
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	Yes	N/A	No	No
II. POPULATION AND HOUSING.						
a)	Cumulatively exceed official regional or local population projections?	No	Yes	N/A	No	No
b)	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	No	Yes	N/A	No	No
c)	Displace existing housing, especially affordable housing?	No	Yes	N/A	No	No

Issues & Supporting Information Sources		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
III. GEOLOGY AND SOILS.						
a)	Fault rupture?	No	Yes	N/A	No	No
b)	Seismic ground shaking?	No	Yes	N/A	No	No
c)	Seismic ground failure, including liquefaction?	No	Yes	N/A	No	No
d)	Seiche, tsunami, or volcanic hazard?	No	Yes	N/A	No	No
e)	Landslides or mudflows?	No	Yes	N/A	No	No
f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	No	Yes	N/A	No	No
g)	Subsidence of the land?	No	Yes	N/A	No	No
h)	Expansive soils?	No	Yes	N/A	No	No
i)	Unique geologic or physical features?	No	Yes	N/A	No	No
IV. WATER RESOURCES.						
a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	No	Yes	N/A	No	No
b)	Exposure of people or property to water related hazards such as flooding?	No	Yes	Yes	No	No
c)	Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	No	Yes	N/A	No	No
d)	Changes in the amount of surface water in any water body?	No	Yes	N/A	No	No
e)	Changes in currents, or the course or direction of water movements?	No	Yes	N/A	No	No
f)	Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	No	Yes	N/A	No	No
g)	Altered direction or rate of flow of groundwater?	No	Yes	N/A	No	No
h)	Impacts to groundwater quality?	No	Yes	N/A	No	No
i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	No	Yes	N/A	No	No

Issues & Supporting Information Sources		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
V. AIR QUALITY.						
a)	Violate any air quality standard or contribute to an existing or projected air quality violation?	No	Yes	N/A	No	No
b)	Expose sensitive receptors to pollutants?	No	Yes	N/A	No	No
c)	Alter air movement, moisture, or temperature, or cause any change in climate?	No	Yes	N/A	No	No
d)	Create objectionable odors?	No	Yes	N/A	No	No
VI. TRANSPORTATION/CIRCULATION.						
a)	Increased vehicle trips or traffic congestion?	No	Yes	N/A	No	No
b)	Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	Yes	N/A	No	No
c)	Inadequate emergency access or access to nearby uses?	No	Yes	N/A	No	No
d)	Insufficient parking capacity on site or off site?	No	Yes	N/A	No	No
e)	Hazards or barriers for pedestrians or bicyclists?	No	Yes	N/A	No	No
f)	Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	No	Yes	N/A	No	No
g)	Rail, waterborne or air traffic impacts?	No	Yes	N/A	No	No
VII. BIOLOGICAL RESOURCES.						
a)	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	No	Yes	N/A	No	No
b)	Locally designated species (e.g., heritage trees)?	No	Yes	N/A	No	No
c)	Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)?	No	Yes	N/A	No	No
d)	Wetland habitat (e.g., marsh, riparian and vernal pool)?	No	Yes	N/A	No	No
e)	Wildlife dispersal or migration corridors?	No	Yes	N/A	No	No

Issues & Supporting Information Sources		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
VIII. ENERGY AND MINERAL RESOURCES.						
a)	Conflict with adopted energy conservation plans?	No	Yes	N/A	No	No
b)	Use non-renewable resources in a wasteful and inefficient manner?	No	Yes	N/A	No	No
c)	Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the state?	No	Yes	N/A	No	No
IX. HAZARDS.						
a)	A risk or accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?	No	Yes	N/A	No	No
b)	Possible interference with an emergency response plan or emergency evacuation plan?	No	Yes	N/A	No	No
c)	The creation of any health hazard or potential health hazard?	No	Yes	N/A	No	No
d)	Exposure of people to existing sources for potential health hazards?	No	Yes	N/A	No	No
e)	Increased fire hazard in areas with flammable brush, grass or trees?	No	Yes	N/A	No	No
X. NOISE.						
a)	Increases in existing noise levels?	No	Yes	N/A	No	No
b)	Exposure of people to severe noise levels?	No	Yes	N/A	No	No
XI. PUBLIC SERVICES.						
a)	Fire protection?	No	Yes	N/A	No	No
b)	Police protection?	No	Yes	N/A	No	No
c)	Schools?	No	Yes	N/A	No	No
d)	Parks or recreational facilities?	No	Yes	N/A	No	No
e)	Maintenance of public facilities, including roads?	No	Yes	N/A	No	No
f)	Other governmental services?	No	Yes	N/A	No	No

Issues & Supporting Information Sources		Impact potentially peculiar to the project or parcel?	Was the impact addressed in the EIR?	If peculiar and not addressed, are there uniformly applied development policies or standard that would mitigate?	Potentially significant cumulative or off-site impacts not discussed in the prior EIR?	Substantial new information shows impact more significant than previously described?
XII. UTILITIES AND SERVICE SYSTEMS.						
a)	Power or natural gas?	No	Yes	N/A	No	No
b)	Communications systems?	No	Yes	N/A	No	No
c)	Local or regional water treatment or distribution facilities?	No	Yes	N/A	No	No
d)	Sewer or septic tanks?	No	Yes	N/A	No	No
e)	Storm water drainage?	No	Yes	N/A	No	No
f)	Solid waste disposal?	No	Yes	N/A	No	No
g)	Local or regional water supplies?	No	Yes	N/A	No	No
XIII. AESTHETICS.						
a)	Affect a scenic vista or scenic highway?	No	Yes	N/A	No	No
b)	Substantially degrade the existing visual character or quality of the site and its surroundings?	No	Yes	N/A	No	No
c)	Create light or glare?	No	Yes	N/A	No	No
XIV. CULTURAL RESOURCES.						
a)	Disturb paleontological, archaeological or historical resources?	No	Yes	Yes	No	No
b)	Restrict existing religious or sacred uses within the potential impact area?	No	Yes	N/A	No	No
XV. RECREATION.						
a)	Increase the demand for neighborhood or regional parks or other recreational facilities?	No	Yes	N/A	No	No
b)	Affect existing recreational opportunities?	No	Yes	N/A	No	No

V. DISCUSSION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

INTRODUCTION

Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 mandate that when a parcel has been zoned to accommodate a particular density of development and an environmental impact report was certified for that zoning or planning action, subsequent environmental review of a project consistent with that prior action shall be limited to those effects from the project that are peculiar to the parcel or the site unless substantial new information indicates that the effect will be more significant than previously described or there are potentially significant off-site or cumulative impacts not discussed in the prior EIR.

In determining whether an effect is peculiar to the project or the parcel, Public Resources Code Section 21083.3 and the CEQA Guidelines Section 15183 state that an effect shall not be considered peculiar to the project if it can be substantially mitigated by uniformly applied development policies or standards that have previously been adopted by the County with a finding that the policies or standards will substantially mitigate that environmental effect when applied to future projects (unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect).

Potential effects peculiar to this project will be limited since the project is being developed in a residential area, adjacent to residential parcels. Most (if not all) of the effects of the project were identified in the EIRs certified by the County in conjunction with the adoption and update of the Mono County General Plan and are not unique or peculiar to the proposed project.

The area is suitable for development, and utilities with sufficient capacity for the project are in place or can be extended. The potential environmental effects of the project are in conformance with the requirements of the CEQA Guidelines Section 15183.

1) LAND USE AND PLANNING

Compliance with General Plan, Area Plan, and Land Use Designation (Zoning)

The project is consistent with the surrounding residential land uses of the proposed project. The parcel is designated Rural Mobile Home (RMH). Permitted uses include single-family dwellings, mobile homes used as single-family dwellings, and accessory buildings. The minimum parcel size is 1 acre with minimum lot dimensions of 60 feet wide and 100 feet long. The maximum lot coverage is 40%. The applicant is proposing four lots all greater than 1-acre parcels in compliance with the Land Use Designation in the General Plan. Maximum project density of one single-family residence and one secondary housing unit per parcel is allowed.

PLANNING AREA LAND USE POLICIES

TRI-VALLEYGOAL: Preserve the rural and agricultural character of the Tri-Valley area.

OBJECTIVE C: Integrate additional residential development into the existing community character in Chalfant.

Policy 1: Allow for the continuation of growth in Chalfant in a manner that promotes and protects its rural and agricultural character.

Action 1.1: Gross densities for residential development in Chalfant shall not exceed one dwelling per acre.

Action 1.3: Roads within subdivisions of more than four parcels shall at a minimum have a hard surface such as decomposed granite (DG).

Policy 2: Encourage residential development in areas that will minimize impact on the environment.

COUNTYWIDE LAND USE POLICIES

Under Objective A

Policy 1: Contain growth in and adjacent to existing community areas.

Action 1.1: Encourage infill development in existing communities and subdivisions. New residential subdivisions should occur within or immediately adjacent to existing community areas.

Action 1.2: New residential development for permanent year-round residents should be concentrated in existing community areas.

Policy 2: Assure that adequate public services and infrastructure are available to serve planned development.

Action 2.1: Require that necessary services and facilities, including utility lines, are available or will be provided as a condition of approval for proposed projects.

Action 2.2: Require that new development projects adjacent to existing communities be annexed into existing service districts, where feasible.

Action 2.3: Through permit conditions and mitigation measures, require development projects to fund the public services and infrastructure costs of the development. In accordance with state law (Government Code § 53077), such exactions shall not exceed the benefits derived from the project.

The project is consistent with the surrounding residential land uses of the proposed project. The proposed project (APN 026-220-006) would subdivide a six-acre parcel into four lots ranging in size from 1.1 to 2.4-acres. The property in the community of Chalfant and has access along Valley Road. The General Plan designation is Rural Mobile Home (RMH) with one-acre minimum parcel size.

DETERMINATION

- The land use and planning impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the land use and planning impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site land use and planning impacts from the proposed project that were not addressed in the prior EIRs.

2) POPULATION AND HOUSING

The General Plan Land Use Element density for parcel APN 026-220-009, located in the Chalfant, is one development unit per lot and a secondary housing unit. The population for Tri-Valley in 2008 was approximately 1,052 (Mono County Housing Element, Table 3 - Total Population by Planning Area). The Mono County General Plan projected population for Tri-Valley in 2020 is 1,257. The proposed project will not induce substantial population growth.

DETERMINATION

- The population and housing impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the population and housing impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site population and housing impacts from the proposed project that were not addressed in the prior EIRs.

3) GEOLOGY

The Mono County Master Environmental Assessment (MEA) shows the project site is not in an Alquist-Priolo Fault Hazard Zone (MEA Figure 34F, Seismic Hazards). All of Mono County has been designated as a Seismic

Zone 4, the zone of greatest hazard defined in the Uniform Building Code, consequently new construction in the county must comply with stringent engineering and construction requirements (Government Code §8875). The Conditions of Approval for Tentative Parcel Map 13-001 incorporate measures to avoid exposure of people and improvements to unreasonable risks of damage or injury from earthquakes and other geologic hazards as required by Mono County General Plan policies; i.e.,

GEOLOGY AND SOILS MITIGATION MEASURES

Safety Element—Goal 1, Geologic Hazards, avoid the exposure of people and improvements to unreasonable risks of damage or injury from earthquakes and other geologic hazards.

OBJECTIVE A, direct development to occur in a manner that reduces the risks of damage and injury from known earthquake and geologic hazards to acceptable levels.

Land Use Element—Countywide Section

OBJECTIVE G, prevent the exposure of people and property to unreasonable risks by limiting development on hazardous lands.

The project site is not in a High Risk Ground Failure Area (MEA Figure 34F, Seismic Hazards), nor in a Rockfall Risk Area (MEA Figure 35C).

The project site is subject to ash accumulations of 5 to 8 inches from an eruption of the Long Valley Caldera (MEA Figure 22, Volcanic Hazards). The Safety Element of The Mono County General Plan, Chapter VI contains goals, policies and implementation measures designed to reduce the risk from locally significant natural hazards to an acceptable level.

The applicant will be required to submit a soils report or process a soils report waiver for expansive soils. Any such report or waiver will be reviewed and approved by the Director of Public Works, according to the provisions of Mono County Code (MCC) Section 17.36.090. Single-family-residential development is not expected to cause erosion and sedimentation impacts.

MEA Figure 18F, Soil Erosion, shows the project site to be within an area subject to wind and stream sheet rill erosion. The Mono County General Plan and the Mono County Grading Ordinance (Mono County Code, Chapter 13.08) contain uniformly applied erosion control policies and standards designed to prevent erosion and sedimentation impacts from construction activities. The Conditions of Approval for Tentative Parcel Map 13-001 incorporate measures to avoid potential erosion and sedimentation impacts, as required by Mono County General Plan policies.

DETERMINATION

- The geologic impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that geologic impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site geologic impacts from the proposed project that were not addressed in the prior EIRs.
- Each of the proposed lots has sufficient area outside the fault zone to permit development. Project conditions of approval require a geological study if any residential development is proposed within the fault zone.

4) WATER RESOURCES

The project site is in a flood zone as designated by the Federal Emergency Management Agency (FEMA).

The entire property has been identified by FEMA as being within a Special Flood Hazard Area (SFHA) on a Flood Insurance Rate Map (FIRM) that became effective December 18, 2012. The new FIRM information does not prohibit new development but requires compliance with uniformly applied standards to mitigate exposure of flood hazards. The uniformly applied development standards are:

- A. *All subdivision improvements and future construction associated with the project shall conform to Chapter 21 Flood Plain Regulations of the Mono County General Plan.*
- B. *A monument shall be permanently installed within the project boundaries and marked with an elevation for use as vertical control for determining future finished floor elevations.*
- C. *The Final Map shall include: 1) a note clearly stating that the parcels are within a FEMA SFHA and the effective FIRM date, 2) location and elevation of topographic survey base point, 3) note finished floor elevations of all existing structures, and 4) notes listing the highest Base Flood Elevation (BFE) within building setbacks for Parcels 2, 3, and 4 of Tentative Parcel Map 13-001.*

The project is not anticipated to create a substantial reduction in the amount of ground water quality or the direction or rate of flow of groundwater. The Mono County General Plan contains policies to mitigate water resources as follows:

WATER RESOURCES AND WATER QUALITY MITIGATION MEASURES

Conservation/Open Space Element – Goal I, Water Resources

GOAL I: Ensure the availability of adequate surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.

Mitigation measures and associated monitoring programs shall be included in the project plans and specifications and shall be made a condition of approval for the project.

Objective B, Policy 6: Limit development to a level which can be reasonably supported by available local water resources.

Action 6.3: Deny development projects that have not demonstrated the availability or entitlement to a supply of water adequate to meet the needs of the proposed project.

Conservation/Open Space Element – Goal II, Water Quality

GOAL II: Protect the quality of surface and groundwater resources to meet existing and future domestic, agricultural, recreational, and natural resource needs in Mono County.

Objective A, Policy 2: Control erosion at construction projects.

Action 2.1: Ensure that Lahontan Regional Water Quality Control Board (RWQCB) regulations for erosion control are met as a condition for County permit approvals.

DETERMINATION

- The water resources impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is not peculiar than other parcels in the surrounding area due to the fact uniformly applied development standards mitigate future residential uses that are within a Special Flood Hazard Area.

Besides the new FIRM map, there is no new substantial information indicating that the impacts of the project on water resources will be more severe than described in the prior EIRs.

- There are no cumulative or off-site water resources impacts from the proposed project that were not addressed in the prior EIRs.

UNIFORMLY APPLIED DEVELOPMENT STANDARD FOR NEW PROJECTS WITHIN FLOOD AREA

- A. *All subdivision improvements and future construction associated with the project shall conform to Chapter 21 Flood Plain Regulations of the Mono County General Plan, including the following*
- *A monument shall be permanently installed within the project boundaries and marked with an elevation for use as vertical control for determining future finished floor elevations.*
 - *The Final Map shall include: 1) a note clearly stating that the parcels are within a FEMA SFHA and the effective FIRM date, 2) location and elevation of topographic survey base point, 3) note finished floor elevations of all existing structures, and 4) notes listing the highest Base Flood Elevation (BFE) within building setbacks for Parcels 2, 3, and 4 of Tentative Parcel Map 13-001.*

5) AIR QUALITY

Mono County is a state-designated non-attainment area for ozone and PM10 (State Air Resources Control Board, www.arb.ca.gov). The proposed project will incrementally increase traffic in the area, increasing air quality impacts resulting from auto emissions. That impact was previously addressed in the EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan. In addition, the amount of traffic generated by the project will not be significant; therefore, potential emissions impacts from that traffic will not be significant.

The proposed residential uses are not expected to expose sensitive receptors to pollutants or to create any objectionable odors other than wood smoke. Conditions of Approval for Tentative Parcel Map 13-001 require all new wood-burning devices to be Phase II EPA certified in compliance with policies in the Mono County General Plan that address the use of wood-burning devices in new construction; These policies have been applied to the project; i.e.,

AIR QUALITY MITIGATION MEASURES

Conservation/Open Space Element – Public Health and Safety Section

GOAL I, Objective A, Policy 1: Maintain air quality by complying with standards and regulations established by the Great Basin Unified Air Pollution Control District (GBUAPCD).

Policy 6, Action 6.1: Require that all new wood-burning appliances be Phase II EPA certified.

Policy 7, Action 7.1: Require project sponsors and their contractors to employ dust abatement techniques such as: sprinkling of exposed areas, preventing haul trucks from being overfilled, and sweeping spilled material off paved roads.

Policy 9, Action 9.1: Require the paving or treatment of roads accompanying new development projects, in conformance with the county road standards.

DETERMINATION

- The air quality impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.

- There is no new substantial information indicating that the impacts of the project on air quality will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts on air quality from the proposed project that were not addressed in the prior EIRs.

6) TRANSPORTATION AND CIRCULATION

Trips generated by the proposed subdivision will not substantially increase vehicle trips or cause traffic congestion. Table 1 shows the projected average daily additional vehicle trips for the additional single-family units. The proposed project could generate approximately 38.2 daily vehicle trips. This assumes that trip generation figures accurately reflect trip generation rates in the Eastern Sierra. Most likely, the trip generation figure used exceeds the actual trip generation rates in the area and probably overestimates the number of vehicle trips potentially generated. The number of trips generated will not significantly impact the capacity of Hwy. 395, pursuant to the guidance provided in the manual Trip Generation, 5th Edition, Institute of Transportation Engineers, 1991.

Access to the parcel is by Valley Road. The lots are of adequate size to accommodate all required parking on each parcel. The project will neither create barriers for pedestrians or bicyclists nor will it conflict with policies supporting alternative transportation. The project will also not have any rail, waterborne, or air traffic impacts.

TABLE 1: Projected Additional Vehicle Trips for the Hildenbrand Property

Proposed Uses	No. of Units	Trip Rate Per Use¹	Total Trips Projected
Single Family	4	9.55/unit	38.2

Notes: Trip rates are from: **Trip Generation**, 5th Edition, Institute of Transportation Engineers, 1991. Pursuant to that manual, that level of additional traffic projected is not considered to be significant.

The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning transportation and circulation that have been applied to this project; i.e.,

TRANSPORTATION AND CIRCULATION MITIGATION MEASURES, CIRCULATION ELEMENT POLICIES – UNINCORPORATED AREA

OBJECTIVE B

Policy 1: Require new development to comply with the county Road Improvement Standards as a condition of project approval.

Single-family dwellings are required to provide two on-site parking spaces per residence. (Mono County General Plan, Land Development Regulations, Chapter 06, Development Standards--Parking)

DETERMINATION

- The traffic and circulation impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the traffic and circulation impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site traffic and circulation impacts from the proposed project that were not addressed in the prior EIRs.

7) BIOLOGICAL RESOURCES

The Mono County Master Environmental Assessment Species Figure 28 Overview Map #43 indicates there are no other endangered, threatened or rare wildlife species known or expected to occur in the project area. There are no locally designated species or natural communities in Mono County. The project site is in an area identified as a light use deer herd area for mule deer (Mono County MEA, Figure 20, Deer Herd Use Areas). The one-acre minimum lot size provides for wildlife movement through the area. The Mono County General Plan and Land Development Regulations and the Mono County Regional Transportation Plan contain policies and standards concerning biological resources that have been applied to this project; i.e.,

WILDLIFE MITIGATION MEASURES CONSERVATION/OPEN SPACE ELEMENT – OPEN SPACE SECTION

OBJECTIVE A

Policy 1, Concentrate development in existing communities in order to preserve large expanses of open space.

DETERMINATION

- The biological resources impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the biological impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site biological impacts from the proposed project that were not addressed in the prior EIRs.

8) ENERGY AND MINERAL RESOURCES

All future construction will be required to meet the requirements of Title 24, Part 2, Chapter 2-53 Energy Efficiency Standards according to Mono County Code 15.04.111. While an incremental demand upon existing energy service or resources is expected, it is not expected to be significant.

MEA Figure 17L & M, Mineral Resources, indicates that the site is designated MRA-3 and is an area containing mineral deposits, the significance of which cannot be evaluated from available data.

DETERMINATION

- The energy and mineral resource impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the energy and mineral resource impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site energy and mineral resource impacts from the proposed project that were not addressed in the prior EIRs.

9) HAZARDS

The project will utilize individual propane tanks that must be installed according to all applicable codes and Mono County Code 15.04.056. All future residential development will be required to comply with the Mono County Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22). The development of single-family residences on the property will not interfere with Mono County's Standardized Emergency Management System (SEMS) Plan (1997). The proposed project will provide adequate access for emergency vehicles. The development of single-family residences is not expected to create health hazards. There are no known health hazards in the project area to which homeowners could be exposed.

DETERMINATION

- The hazards impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the hazards impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site hazards impacts from the proposed project that were not addressed in the prior EIRs.

10) NOISE

Construction-related noise impacts may cause some temporary disturbance. While future residential development will increase use of the project area and ambient noise levels, single-family residential uses are not typically high noise-generating sources. No significant long-term noise impacts are anticipated from the single-family residential uses. Project conditions direct that noise levels during construction be kept to a minimum by equipping all on-site equipment with noise attenuation devices and by compliance with all requirements of the county's Noise Ordinance (Mono County Code, Chapter 10.16).

The property is designated Rural Mobile Home (RMH) in the Mono County General Plan, and is subject to the county's Noise Ordinance (Mono County Code, Chapter 10.16) for residential areas. This uniformly applied development standard for residential uses in Mono County.

DETERMINATION

- The noise impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that noise impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site noise impacts from the proposed project that were not addressed in the prior EIRs.
- Noise impacts from the proposed project that were not addressed in the prior EIRs, but uniformly applied development standards are required as a condition of the project.

UNIFORMLY APPLIED DEVELOPMENT STANDARD FOR NOISE

- *Project is subject to the Mono County Code 10.16 Noise Regulations. See Condition 6.*

11) PUBLIC SERVICES

The project is located within the Chalfant Valley Fire Protection District and will be required to comply with FPD regulations and the county's Fire Safe Regulations (Mono County Land Development Regulations, Chapter 22).

Police protection is provided by the Mono County Sheriff's Department. Existing personnel should be able to serve the minimal requirements of this parcel map.

The Eastern Sierra Unified School District collects impact fees at the time of building permit issuance to mitigate future impacts.

The nearest developed park facilities are located in Chalfant. Future development is not expected to impact existing park facilities.

The proposed development will extend Mountain View Avenue to access the proposed parcels.

DETERMINATION

- The public service impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the public service impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site public service impacts from the proposed project that were not addressed in the prior EIRs.

12) UTILITIES AND SERVICE SYSTEMS

The project will utilize individual propane tanks that must be installed according to all applicable codes and Mono County Code 15.04.056. Telephone and electrical service is available on the property; future service extensions must be installed underground in compliance with Mono County General Plan policies. Water will be provided by individual wells and sewage disposal will be provided by individual septic systems on each property. There are no storm drainage systems in the area. Future residents will be responsible for their own solid waste disposal. Mono County landfill facilities are not expected to be impacted by the proposed project.

DETERMINATION

- The utilities and service systems impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the utilities and service systems impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site utilities and service systems impacts from the proposed project that were not addressed in the prior EIRs.

13) AESTHETICS

The project site is not located adjacent to a county or state scenic highway. It is in a developed community area; the development of additional single-family residential housing will not substantially degrade the visual quality of the surrounding area. Utility line extensions will be installed underground in compliance with Mono County General Plan policies and the Land Development Regulations. The project is subject to the Dark Sky Regulations found in Chapter 23 of the Mono County General Plan. Conditions of Approval for Tentative Parcel Map 13-001 limit outside lighting to that necessary for health and safety reasons and require it to be designed and maintained to minimize its effects on surrounding uses.

The Mono County General Plan and Land Development Regulations contain policies and standards concerning visual resources/aesthetics that have been applied to this project; i.e.,

VISUAL RESOURCES MITIGATION MEASURES CONSERVATION/OPEN SPACE ELEMENT – VISUAL RESOURCES

OBJECTIVE A, maintain and enhance visual resources in the county.

Action 3.1: Concentrate future development in or adjacent to existing communities.

Action 3.2: Retain the rural character of areas outside existing communities by restricting development to low intensity uses; high intensity uses outside communities may be permitted only through the Specific Plan or PUD process.

OBJECTIVE C, ensure that development is visually compatible with the surrounding community, adjacent cultural resources, and/or natural environment.

Policy 2: Future development shall be sited and designed to be in scale and compatible with the surrounding community and/or natural environment,

Action 3.1: Install utilities underground in conformance with the Mono County Code.

DETERMINATION

- The aesthetic impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the aesthetic impacts of the project will be more severe than described in the prior EIRs.
- There are no cumulative or off-site aesthetic impacts from the proposed project that were not addressed in the prior EIRs.

14) CULTURAL RESOURCES

The property is designated Rural Mobile Home (RMH) in the Mono County General Plan. The property is partially developed and includes a mobile home, garage, shed and corral area. The eastern portion of the property is vacant with limited vegetation. Residential development is directly adjacent to the south and west of the project site. A vacant 16-acre parcel is to the north and open space borders the eastern portion of the project site.

No known paleontological, archaeological or historical resources exist on the project site. Standard Mitigation Measure required by the General Plan have been applied to Tentative Parcel Map 13-001 to require developers to stop work and notify appropriate agencies if archaeological evidence is encountered during earthwork activities. See condition number 4. No disturbance of an archaeological site is permitted until the applicant hires a qualified consultant and an appropriate report that identifies acceptable site mitigation measures is filed with the county Planning Division.

DETERMINATION

- The cultural resource impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan, and because the property was in agricultural production for many years no known archeological sites exist on the property.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on cultural resources will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts from the proposed project on cultural resources that were not addressed in the prior EIRs.

15) RECREATION

The addition of a single-family residence will only minimally increase the demand for local and regional park facilities. The project will not affect existing recreational opportunities since it is in a developed community area and most of the recreational opportunities in Mono County occur on public lands.

DETERMINATION

- The recreation impacts of the proposed density of development were analyzed in the prior EIRs certified in conjunction with the adoption and amendment of the Mono County General Plan.
- This parcel is no different than other parcels in the surrounding area; there is nothing unusual about the proposed project that would change or in any way affect the severity of these impacts. The impacts are not peculiar to the parcel or the project.
- There is no new substantial information indicating that the impacts of the project on recreation will be more severe than described in the prior EIRs.
- There are no cumulative or off-site impacts from the proposed project on recreation that were not addressed in the prior EIR.

VI. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environmental, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. X

Gerry Le Francois
Printed Name

Date Oct. 10, 2013

Signature

PART II: REFERENCES**REFERENCES CONSULTED**

California Air Resources Control Board

www.arb.ca.gov -- non-attainment area information

Institute of Transportation Engineers

Trip Generation, 5th Edition. 1991.

California Department of Water Resources, Division of Flood Management

New Floodplain Mapping Program

http://www.fpm.water.ca.gov/mapping/new_mapping

Mono County

Mono County Code. Chapter 13.03. Land Clearing, Earthwork and Drainage Facilities.

Mono County Local Transportation Commission

Mono County Regional Transportation Plan. 2007.

Mono County Planning Division.

Mono County General Plan, including the Land Development Regulations. 2000.

Mono County General Plan Environmental Impact Report. 1993.

Mono County General Plan Environmental Impact Report. 2000.

Mono County Master Environmental Assessment. 2000.

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October 10, 2013

To: Planning Commission

From: Brent Calloway, Associate Analyst

Subject: General Plan Amendment 13-002 / Chapter 06 Parking Update

RECOMMENDED ACTION

Adopt Resolution R13-04, accepting Addendum 13-01 to the Mono County General Plan EIR, and recommending adoption of General Plan Amendment 13-002 by the Mono County Board of Supervisors.

BACKGROUND

County parking requirements within the three central business districts of Bridgeport, Lee Vining and June Lake are being evaluated as a part of the General Plan update and Scenic Byway planning process. The purpose of this evaluation is to: 1) consider potential amendments to balance off-street parking requirements with existing community context and character; and 2) provide flexibility in allowing alternative means of addressing parking demand in an effort to encourage more economically productive land uses.

Workshops were held with the Planning Commission on Jan 10, 2013, and Board of Supervisors on Feb. 19, 2013, to introduce the project, give background information, provide examples from other jurisdictions and solicit direction regarding desired changes. As a result of the workshops, staff was directed to: clarify the purpose for changes; limit the amendment to established central business districts in Bridgeport, Lee Vining and June Lake; focus on simplicity and flexibility in the regulations; expedite the amendment; and consult with applicable Regional Planning Advisory Committees (RPACs). Following this Board of Supervisors and Planning Commission direction, refined concepts were presented at RPAC workshops (May 16 in Bridgeport, June 4 in June Lake, and June 12 in Lee Vining).

A General Plan Amendment hearing presenting the refined concept was brought to the Planning Commission at the July 11th meeting. The outcome of the July 11th hearing was a desire to bring the concept back to the RPACs to ensure their understanding and support and continuation of the GPA hearing to a later date.

The concept was further discussed at the Bridgeport RPAC (July 18) June Lake CAC (Aug. 6) and Mono Basin RPAC (Aug. 14). All three RPACs continue to support the concept and small refinements were made after this second round of discussions, including an expanded district area in June Lake and a clarification of the Change of Use policy.

Central Business Parking District Reduced Requirements

The first component of the amendment proposes reducing minimum off-street, non-overnight commercial parking requirements in established Central Business Parking Districts (CBPD) by either 40% or 50%. The areas affected are within the commercial land use designation in the Bridgeport town site, Lee Vining town site and the Commercial, Mixed Use and Commercial Lodging land use designations of the June Lake village. This reduction assumes that our parking regulations are intended for rural/suburban development forms and do not take into account the existing characteristics of the three central business districts that reduce parking demand. These characteristics include street parking availability, compact

and walkable districts with a mix of commercial services and land uses, proximity to tourist-serving nightly rentals, and historic /distinctive buildings.

In an effort to maintain simplicity with the regulations, an across-the-board, district-wide reduction in parking requirement is proposed. The proposed amendment would reduce parking requirements by 40% within the June Lake village and Lee Vining central business districts, and by 50% within the Bridgeport district. The Bridgeport reduction is higher due to the increased availability of street parking within the community.

Change of Use

A second significant component of the amendment concerns required parking spaces for a change in use. Currently, when a building's use is changed to a use with a greater parking requirement, the new use is required to comply with the current parking regulations. The proposed amendment would still require compliance with current regulation, however additional parking would be required only in an amount equal to the difference between the parking required of the new use and the parking required of the prior use regardless of current existing supply. This component would allow great flexibility for parcels to meet parking requirements when changing use, and allow parcels that currently do not meet parking requirements or have very limited parking to still pursue a change in use.

Alternative Parking Measures

A third component allows additional flexibility with a Parking Management Plan for projects unable to meet on-site parking requirements. This component permits a project applicant to submit a Parking Management Plan proposing alternative measures for meeting parking demand. The plan would be reviewed by staff and either approved by the director in conjunction with a Director Review permit or by the Planning Commission in conjunction with a Use Permit, depending upon the scale of the project and the alternative measures proposed. Alternative measures approvable by a Director Review or Use Permit may include:

1. Off-site parking up to 1,320 feet from project. Currently, off-site parking is allowed only within 300 feet of a project, greatly limiting the ability to utilize this alternative option and eliminating the possibility of utilizing parking lots on the periphery of the central business districts.
2. Alternative parking stall dimensions for up to 40% of required spaces. Currently, there is no provision to allow for reduced parking stall dimensions.
3. The ability to utilize tandem parking for employees and other longer-term parking requirements. Currently, tandem parking is prohibited for all commercial parking requirements.
4. The ability to utilize off-site shared parking. Currently, joint or "shared" parking is permitted only when located on the same site, this provision would allow off-site joint parking within and near the central business districts.
5. The reduction of one required space when bicycle or shower facilities or other means of encouraging alternative transportation approved by the director or Planning Commission is provided. In addition to encouraging alternative transportation use within the central business districts, this provision would allow the reduction of one required space, allowing some flexibility for minor intensity increases when no other alternative measures are possible.

Additional Countywide Revisions

In addition to the Central Business Parking District section, the entire parking chapter has been re-organized for clarity, and revised to better reflect current planning practices. Most of the changes are formatting/organizational and do not result in regulatory changes. A few changes, however, do have a minor effect on countywide parking requirements and are summarized below.

1. Added “Establishment of use” as a trigger for parking requirements; this term will be further defined in the comprehensive General Plan Update.
2. Eliminated requirement for second parking space for lodging units with kitchens.
3. Combined Elementary and High School requirements into “Schools and Academies.” simplified parking requirement from 1.5 and 2.5 spaces per classroom to two spaces per classroom.
4. Eliminated hospitals from table (unique use to be determined by the Planning Commission).
5. Eliminated social care facilities and health service facilities from table (typically considered general services unless very unusual and therefore determined by the Planning Commission).
6. Eliminated bulk retail from table (covered by wholesale sales).
7. Combined “restaurants, fast food” and “restaurants, bars”; simplified requirement to include only seats and employees.
8. Added “food carts” to “restaurants, bars” category.
9. Added “automobile repair” to “service stations” category.
10. Eliminated “bowling alleys, billiard halls” (unique use to be determined by Planning Commission).
11. Eliminated shopping center landscaping incentive.
12. Clarified 20% lot coverage incentive when pervious surfaces are used for required paving.
13. Clarified that fractional spaces greater than .51 shall be rounded up when calculating required spaces.

CEQA COMPLIANCE

An addendum to the county General Plan EIR has been prepared for this project. The impacts of the proposed project will not result in a substantive change to the number of significant effects, severity of effects, or the feasibility and/or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR.

ATTACHMENTS

- Proposed Land Use Element Chapter 06 – Parking
- Existing Chapter 06 – Parking
- EIR Addendum 13-01
- EIR attachment
- Resolution R13-04

DEVELOPMENT STANDARDS

CHAPTER 06 – PARKING

Sections.

06.010	Applicability.
06.020	Development.
06.030	Parking stall size.
06.040	Accessibility requirements.
06.050	On site.
06.060	Off site.
06.070	Joint use.
06.080	Paving, striping and driveway improvement standards
06.090	Central Business Parking Districts.
06.100	Required number of spaces.

06.010 Applicability.

- A. The standards for providing parking shall apply at the time of erection of any building or establishment of any use. These standards shall also be complied with when an existing building is altered or enlarged by the addition of dwelling units or guest rooms, or where the use is intensified, including the addition of floor space, seating capacity, or when changed to a use requiring additional parking.
- B. No parking area or parking space which has been established for the purpose of complying with the provisions of this chapter shall hereafter be relinquished or reduced, unless equivalent spaces are provided as, approved by the director or commission.

06.020 Development.

- A. Any land hereafter used for parking lots, or car or trailer sales lots, shall be developed with paving, drainage and painting according to the specifications of the county Planning Division and Department of Public Works. Lighting, wheel stops and other parking features not specified by this chapter or other uniform regulations shall be as determined by the commission.
- B. All parking spaces shall be paved except as shown in Table 06.020.
- C. All parking spaces, whether in a garage or open area, shall be located to be accessible and usable for the parking of motor vehicles. The minimum turning radius shall be 25 feet.
- D. The method of providing parking shall be clearly shown on any site plan or building plan submitted for consideration.

- E. Tandem parking is prohibited for all multiple residential, commercial, and industrial projects unless specified in an approved Parking Management Plan and within a Central Business Parking District. Tandem parking is allowed for SFRs and Accessory Dwelling Units.
- F. Modification of Requirements. The Planning Commission or director may modify the parking and driveway standards of this section when findings can be made that the modification provides incentive for and benefit to non-residential development and facilitates access by patrons of public transit facilities.

06.030 Parking stall size.

- A. Covered parking. The minimum size of parking spaces shall be 9 feet in width by 20 feet in length.
- B. Uncovered parking. The minimum size of parking spaces shall be 10 feet in width by 20 feet in length; in areas below 7,000' in elevation, the parking stall dimensions may be reduced to 9' x 18'. If a finding of necessity can be made for parking spaces directly accessed from a street, then the length of the parking space shall be 33 feet.
- C. Parking stall size may be reduced as specified in an approved Parking Management Plan and within a Central Business Parking District.
- D. Angled parking dimensions are detailed in Figure 060.010

06.040 Accessibility requirements.

- A. Individual accessible parking
The minimum size shall be 14 feet wide lined to provide a 9-foot parking space and a 5-foot loading area, by 20 feet in length.
- B. Double
For two accessible parking spaces, the minimum size shall be 23 feet wide lined to provide two 9-foot parking spaces and one 5-foot loading area shared between the spaces.
- C. Signage
All accessible parking shall be signed with surface identification symbol and with either a wall-mounted or freestanding sign in accordance with the provisions of Title 24, 2-33240.
- D. Number required
Accessible spaces are required at a rate of one space for each 25 required spaces or fraction thereof.
- E. Applicability
Accessible parking requirements are not applicable to existing facilities unless the occupancy is changed.

06.050 On site.

All parking spaces shall be on site unless provided in accordance with the provisions of Section 06.060.

06.060 Off site.

- A. When parking is to be provided off the regularly subdivided lot on which the structure or uses or portions thereof are located, the owner or lessee of record shall furnish satisfactory evidence to the director that he owns or has available sufficient property to provide the minimum parking required by this chapter.
- B. When parking is to be provided on property other than that being developed or used, there shall have been recorded in the office of the county recorder, prior to the issuance of any permit to construct, erect, add to or alter, a covenant executed by the owners of the property for the benefit of the County in a form approved by the County Counsel to the effect that the owners shall continue to maintain such parking so long as such structure, improvement or use exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises upon which the structure is to be erected or the use maintained and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the County.

06.070 Joint use.

Joint use of parking facilities on the same site may be allowed under the following conditions:

- A. When there is no conflict at time of use; and
- B. When there is sufficient parking for all uses at any particular time.

06.080 Paving, striping and driveway improvement standards.

- A. All parking and driveway areas shall be paved except as provided in Table 060.020
- B. All paved parking spaces shall be striped in accordance with the approved parking layouts shown in Figure 6.010.
- C. Driveways shall comply with applicable provisions of the Fire Safe Standards in Chapter 22 and the county Roadway Standards.
- D. When considering lot coverage square footage calculations, required surface paving may be counted at 80% of actual value when pervious surface systems are used. An additional reduction may be granted if engineered plans demonstrate a permeability factor greater than 20%.

06.090 Central Business Parking Districts.

Portions of the Bridgeport town site, June Lake village and community of Lee Vining have been designated as Central Business Parking Districts (figures 06.020). The purpose of these districts is to balance off-street parking requirements with existing

community context and character, and provide flexibility in allowing alternative means of addressing parking demand to encourage more economically productive land uses.

A. Minimum Off-Street Requirements

Within the June Lake and Lee Vining central business parking districts, 60% of minimum off-street parking requirements for non-overnight commercial uses in accordance with Table 06.010 shall be required. Within the Bridgeport central business district 50% of minimum off-street parking requirements for non-overnight commercial uses in accordance with Table 06.010 shall be required.

B. Change of Use

If a new use of a building requires greater off-street parking than the previous use, additional off-street parking is required in an amount equal to the difference between the parking required of the new use and the parking required of the old use, regardless of the existing parking supply.

C. Alternative Parking Allowed Subject to Director Review or Use Permit

The planning director may approve a parking management plan subject to a Director Review permit when the plan incorporates any one or more of the following alternative parking measures. The Planning Commission may approve a parking management plan subject to a Use Permit when the plan incorporates any one or more of the following alternative parking measures.

1. Off-site parking in compliance with section 060.060 exceeding 300 feet from project location but no farther than 1,320 feet.
2. Alternative parking space dimensions (not less than 8'x16' or angled equivalent) allowed for up to 40% of required spaces.
3. Tandem parking utilized for employee or longer-term parking requirements.
4. Off-site joint use (shared) parking with any other parcel within 300 feet of the central business parking district when in conformance with sections 06.060 and 06.070.
5. A maximum of one required off-street parking space may be substituted for four bicycle parking spaces, employee shower facilities, or other equivalent alternative transportation measure or other measure that reduces district-wide parking demand as approved by the director or commission.

06.100 REQUIRED NUMBER OF SPACES**TABLE 06.010**

Residential Unit	Two spaces per unit. Three spaces required for SFR in June Lake. Tandem parking allowed for SFR and Accessory Units.
Guest Parking for Multi-Family	One space for each six units, no less than two.
Guest Parking for Mobile Home Parks	One space for each 10 lots.
Commercial Lodging	One space per sleeping room plus one space for each two employees on largest shift.
Public Assembly (e.g., churches, theaters, community centers)	One space for each four seats, no less than one space for each 100 sq. ft. of largest room.
General Retail, Services & Offices	One space for each 200 sq. ft. of gross leasable floor area. No less than two spaces.
Restaurants, Bars & Food Carts	One space for each three seats plus one space for each employee on largest shift.
Warehouse, wholesale stores	One space for each 1000 sq. ft.
Manufacturing & Industrial Uses	Two spaces for each three employees on largest shift, not less than one space for each 1,000 sq. ft. of gross floor area.
Schools, Academies	Two spaces for each classroom.
Service Stations, Automobile Repair	Two spaces for each working bay plus one space for each employee on largest shift.
Car Wash	One space for each bay.
Other	For any uses not specifically mentioned herein, the commission shall determine the number or amount of parking required.

NOTES

1. Density bonuses are available for enclosed, covered parking, including underground or understory parking.
2. Fractional parts from 0.51 to 0.99 shall be rounded to the next higher number when calculating required spaces.
3. "Gross leasable floor area" or "gross floor area" means the total floor area, not counting hallways, bathrooms or storage/utility.

TABLE 06.020: DRIVEWAY AND STALL PAVING REQUIREMENTS

Land Use	Lot Size	Paved Access Road	Dirt or Gravel Access Road
Single-family residential	Less than 1/2 acre	Asphalt or similar impervious surface	Graded dirt or gravel
Single-family residential	1/2 acre or more	Graded dirt or gravel	Graded dirt or gravel
Multiple-family residential	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Commercial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Industrial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel

FIGURE 06.010: EXAMPLE PARKING STALL DIMENSIONS

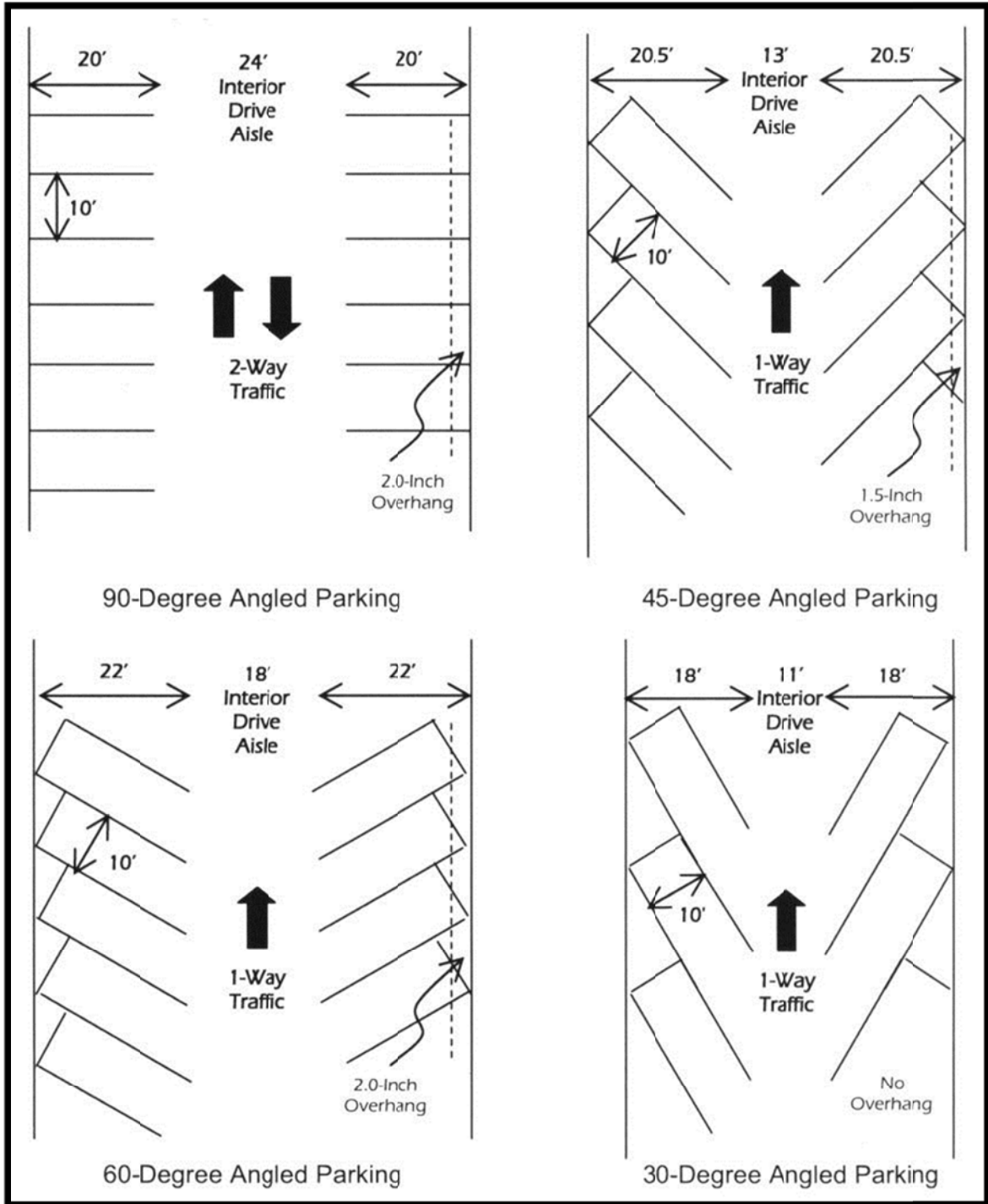
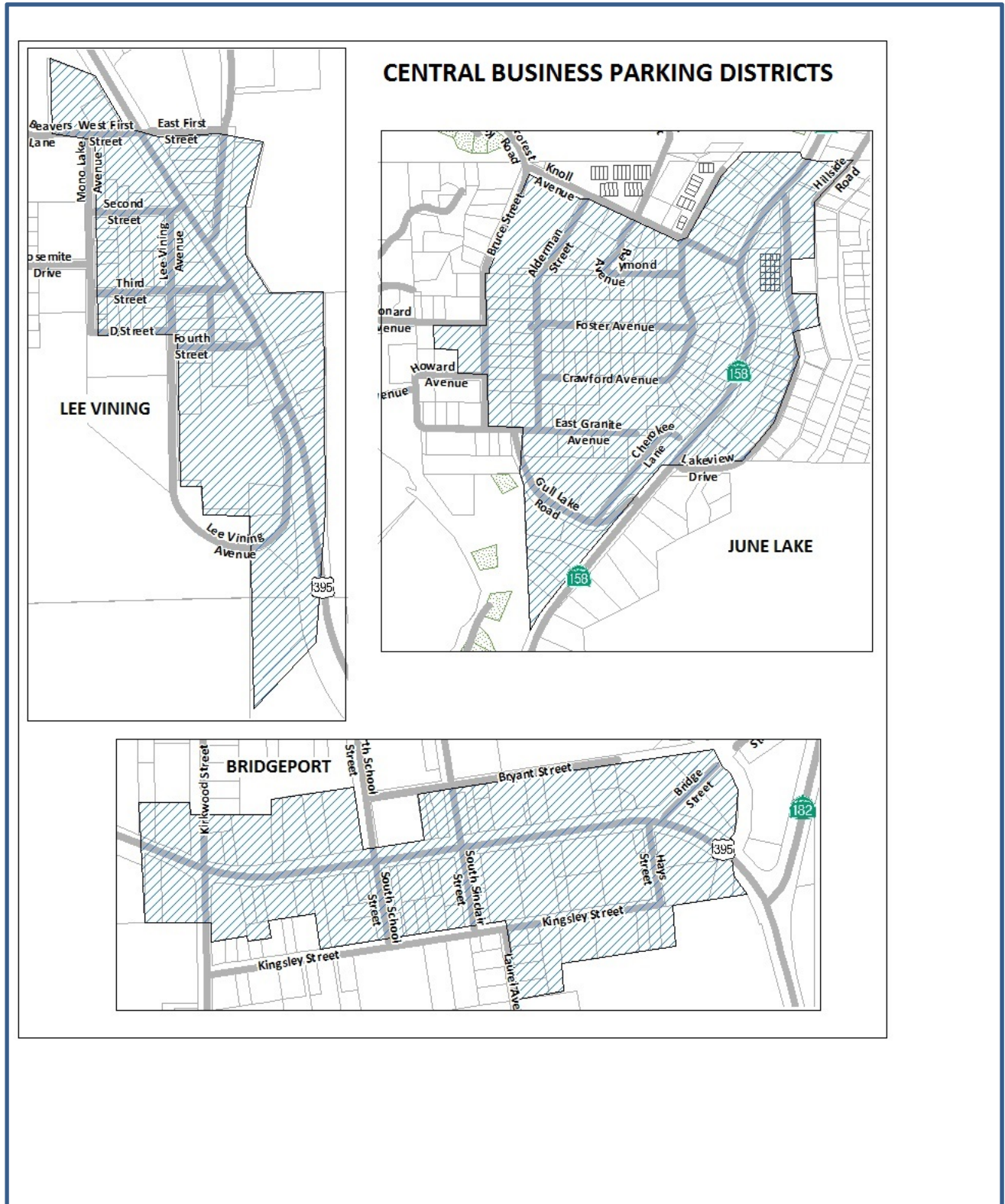


FIGURE 06.020: CENTRAL PARKING DISTRICTS



DEVELOPMENT STANDARDS

CHAPTER 06 – PARKING

Sections.

06.010	Minimum parking requirements.
06.020	Development.
06.030	Accessibility.
06.040	Tandem parking.
06.050	Parking size.
06.060	Parking layout.
06.070	Handicapped requirements.
06.080	On site.
06.090	Off site.
06.100	Joint use.
06.110	Minimum requirements.

06.010 Minimum parking requirements.

- A. The standards for providing parking shall apply at the time of erection of any main building or when off-site parking is established. These standards shall also be complied with when an existing building is altered or enlarged by the addition of dwelling units or guest rooms, or where the use is intensified by the addition of floor space, seating capacity, seats, or changed to a use requiring additional parking.
- B. No parking area or parking space which is provided for the purpose of complying with the provisions of this chapter shall hereafter be relinquished, reduced or altered in any manner below the requirements established herein, unless equivalent spaces are provided elsewhere, the location of which is approved by the Commission.

06.020 Development.

- A. Any land hereafter used for parking lots, or car or trailer sales lots shall be developed with paving, drainage and painting (lighting and wheel stops as determined by the Commission) according to the specifications of the county departments of Planning and Public Works.
- B. All parking spaces shall be paved except as shown in the Table 06.010.
- C. Modification of Requirements. The Planning Commission or Director may waive, modify or increase the parking and driveway standards of this section. The requirements in Table 06.010 are minimums.

06.030 Accessibility.

All parking spaces, whether in a garage or open area shall be located to be accessible and usable for the parking of motor vehicles. The minimum turning radius shall be 25 feet.

06.040 Tandem parking.

Tandem parking is prohibited for all multiple residential, commercial, and industrial projects.

06.050 Parking size.

- A. Covered parking. The minimum size of parking spaces shall be 9 feet in width by 20 feet in length.
- B. Uncovered parking. The minimum size of parking spaces shall be 10 feet in width by 20 feet in length; in areas below 7,000' in elevation, the parking stall dimensions may be reduced to 9' x 18'. If a finding of necessity can be made for parking spaces directly accessed from a street, then the length of the parking space shall be 33 feet.

06.060 Parking layout.

The method of providing parking shall be clearly shown on any site plan or building plan submitted for consideration.

06.070 Handicapped requirements.

- A. Individual handicapped parking
The minimum size shall be 14 feet wide lined to provide a 9-foot parking space and a 5-foot loading area, by 20 feet in length.
- B. Double.
For two handicapped parking spaces, the minimum size shall be 23 feet wide lined to provide two 9-foot parking spaces and one 5-foot loading area shared between the spaces.

All handicapped parking shall be signed with surface identification symbol and with either a wall mounted or freestanding sign in accordance with the provisions of Title 24, 2-33240.

All parking shall be designed and maintained to permit full utilization of all spaces shown on the submittal. Covered parking may be incorporated in the design of the main building or buildings or may be permitted in separate parking structures.

06.080 On site.

All parking spaces shall be on site unless provided in accordance with the provisions of Section 06.090.

06.090 Off site.

- A. When parking is to be provided off the regularly subdivided lot on which the structure or uses or portions thereof are located, the owner or lessee of record shall furnish satisfactory evidence to the Director that he owns or has available sufficient property to provide the minimum parking required by this chapter.
- B. When parking is to be provided on property other than that being developed or used, there shall have been recorded in the office of the county recorder, prior to the issuance of any permit to construct, erect, add to or alter, a covenant executed by the owners of the property for the benefit of the County in a form approved by the County Counsel to the effect that the owners shall continue to maintain such parking so long as such structure, improvement or use exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises upon which the structure is to be erected or the use maintained and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the County.

In the event the owners of such structure should thereafter provide parking space equal in area and under the same conditions as to ownership upon the lot or lots other than the premises made subservient in a prior such covenant, the County will, upon written application, accompanied by a filing of a similar covenant, release such original subservient premises from such prior covenant.

06.100 Joint use.

Joint use of parking facilities on the same site may be allowed under the following conditions:

- A. When there is no conflict at time of use;
- B. When there is sufficient parking for all uses at any particular time.

06.110 Minimum requirements.

The following off-street parking requirements shall apply to all buildings, new uses commenced and to any areas of expanded uses commenced after the effective date of this ordinance. For any uses not specifically mentioned herein, the Commission shall determine the number or amount of parking required. All facilities shall be on site unless specified differently.

TABLE 06.010: PARKING SPACE REQUIREMENTS

Land Use	Number of Parking Spaces Required
Single family residences, duplexes, & multi-family residences	Two spaces per unit (either covered or uncovered), plus two spaces for manager's unit. NOTE: In June Lake, single-family residences require three parking spaces.
Accessory Dwelling Units	Two spaces per unit, in addition to that required for the primary unit. The spaces shall be side by side, not tandem. Tandem parking may be considered if all other requirements are met (see § 16.050 F. Standards for Accessory Dwelling Units).
Guest parking for multi-family residences	
4-50 units	One space per each six units or fraction thereof, but not less than two spaces.
51-150 units	One space per each eight units or fraction thereof, but not less than 8 spaces.
151+ units	One space per each 10 units or fraction thereof, but not less than 18 spaces.
Mobile-home parks	Two spaces per unit plus one guest space for each 10 mobile-home lots or fraction thereof.
Commercial lodging; e.g., motels, hotels, bed-and-breakfast, rooming & boarding houses	One space per each sleeping room plus one space for each two employees on largest shift, plus two spaces for managers unit. One extra space for each unit with kitchen.
Public assembly facilities; e.g., churches, community centers, lodges, theaters, auditoriums, arenas	One space for each four seats, but not less than one space for each 100 sq. ft. of floor area of the largest meeting room.
Elementary schools	One and one-half spaces for each classroom and office.
High schools	Two and one-half spaces for each classroom and office.
Hospitals	One space per bed plus one space per doctor, plus one space for each two employees on the largest shift.
Social care facilities	One space for each four beds or fraction thereof, plus one space for each two employees.
Health service facilities; e.g., medical and dental offices	Five spaces for each doctor or doctor's office.

TABLE 06.010: PARKING SPACE REQUIREMENTS - continued

Land Use	Number of Spaces Required
Retail stores, services and offices	One space for each 200 sq. ft. of gross leasable floor area but not less than two spaces for each occupancy; may be off site within 300' when approved by the Commission or Director.
Bulk retail sales with a minimum of 7,000 sq. ft. or greater	One space for each 650 sq. ft. of gross leasable floor area or fraction thereof; or one space for each 400 sq. ft. of gross leasable floor area or fraction thereof; may be off site within 300' when approved by the Commission.
Restaurants (fast food)	One space for each three seats; plus one space for each 17 sq. ft. of waiting (ordering) area, plus one space for each 40 seats or fraction thereof for fast food restaurants with a drive-up window; plus one space for each two employees on the largest shift or one space for each 250 sq. ft. of floor area not used for seating or assembly, whichever is larger.
Restaurants, bars, cocktail lounges	One space for each three seats, but not less than one space for each 100 sq. ft. of floor area where customers are served; plus one space for each 250 sq. ft. of floor area not used for seating or assembly, whichever is larger; plus one space for each employees on the largest shift
Service stations	Two spaces for each working bay plus one space for each employee on the largest shift.
Bowling alleys, billiard halls	Five spaces per lane and/or two spaces per table, plus one space for each two employees on the largest shift.
Warehousing, wholesale stores	One space for each 1,000 sq. ft. of gross floor area or fraction thereof; may be off site within 300' when approved by the Commission or the Director.
Manufacturing, industrial uses, heavy commercial use; e.g., lumber yards, cabinet shops, electrical, plumbing and heating shops, bottling plants, distribution centers, storage and warehousing	Minimum of two spaces for every three employees on the largest shift, but not less than one space for each 1,000 sq. ft. of gross floor area; may be provided off site within 300' when approved by the Commission.

TABLE 06.010: PARKING SPACE REQUIREMENTS - continued

Land Use	Number of Spaces Required	
Car wash	One space per bay.	
Shopping centers, malls	A single commercial development project can obtain a reduction of 20% of the number of parking spaces in excess of 200, provided 100 sq. ft. of landscaping, above and beyond other requirements is provided for each parking space reduced. Motels, hotels and combined commercial residential developments are specifically excluded from the described reduction.	
Handicapped parking	<p style="text-align: center;">Total # of Parking Spaces</p> <p style="text-align: center;">1 - 25</p> <p style="text-align: center;">26 - 50</p> <p style="text-align: center;">51 - 75</p> <p style="text-align: center;">76 - 100</p> <p style="text-align: center;">101 - 150</p> <p style="text-align: center;">151 - 200</p> <p style="text-align: center;">201 - 300</p> <p style="text-align: center;">301 - 400</p> <p style="text-align: center;">401 - 500</p> <p style="text-align: center;">501 - 1,000</p> <p style="text-align: center;">1,001 and over</p>	<p style="text-align: center;">Handicapped Spaces Required</p> <p style="text-align: center;">1</p> <p style="text-align: center;">2</p> <p style="text-align: center;">3</p> <p style="text-align: center;">4</p> <p style="text-align: center;">5</p> <p style="text-align: center;">6</p> <p style="text-align: center;">7</p> <p style="text-align: center;">8</p> <p style="text-align: center;">9</p> <p style="text-align: center;">2% of total</p> <p style="text-align: center;">20, plus one for each 100 over 1,000</p>
1. Handicapped spaces count as a portion of the total number of parking spaces required.		
2. Not applicable to existing facilities unless occupancy is changed.		
3. Handicapped spaces shall be provided, designed and signed in conformance to Title 24 of the California Administrative Code.		

NOTES

1. Density bonuses are available for enclosed, covered parking, including underground or understory parking.
2. Fractional parts from 0.5 to 0.9 may be rounded to the next higher number when calculating required spaces.
3. "Gross leasable floor area" or "gross floor area" means the total floor area, not counting hallways, bathrooms or storage/utility

TABLE 06.020: PARKING STANDARDS – STALL, SIZE, PAVING, STRIPING

PARKING STALL DIMENSIONS – minimum requirements	
Covered Parking, Carport	9' wide x 20' long.
Minimum turning radius	Must have a turning radius of at least 25'.
Uncovered Parking	10' wide x 20' long. Below 7,000' elevation, the required dimensions may be reduced to 9' x 18'. If a finding of necessity can be made for parking spaces accessed directly from a street, the required length of the parking space shall be 33'.
Individual Handicapped Spaces	13' wide, lined to provide an 8' parking space and a 5' access aisle; 20' long.
Double Handicapped Spaces	21' wide, lined to provide two 8' parking spaces and one 5' access aisle shared between the spaces; 20' long.

STRIPING REQUIREMENTS
All paved parking spaces shall be striped in accordance with the approved parking layouts shown in Figure 6.020.
All handicapped parking shall be signed with a surface identification symbol and with either a wall-mounted or freestanding sign in accordance with the provisions of Title 24.

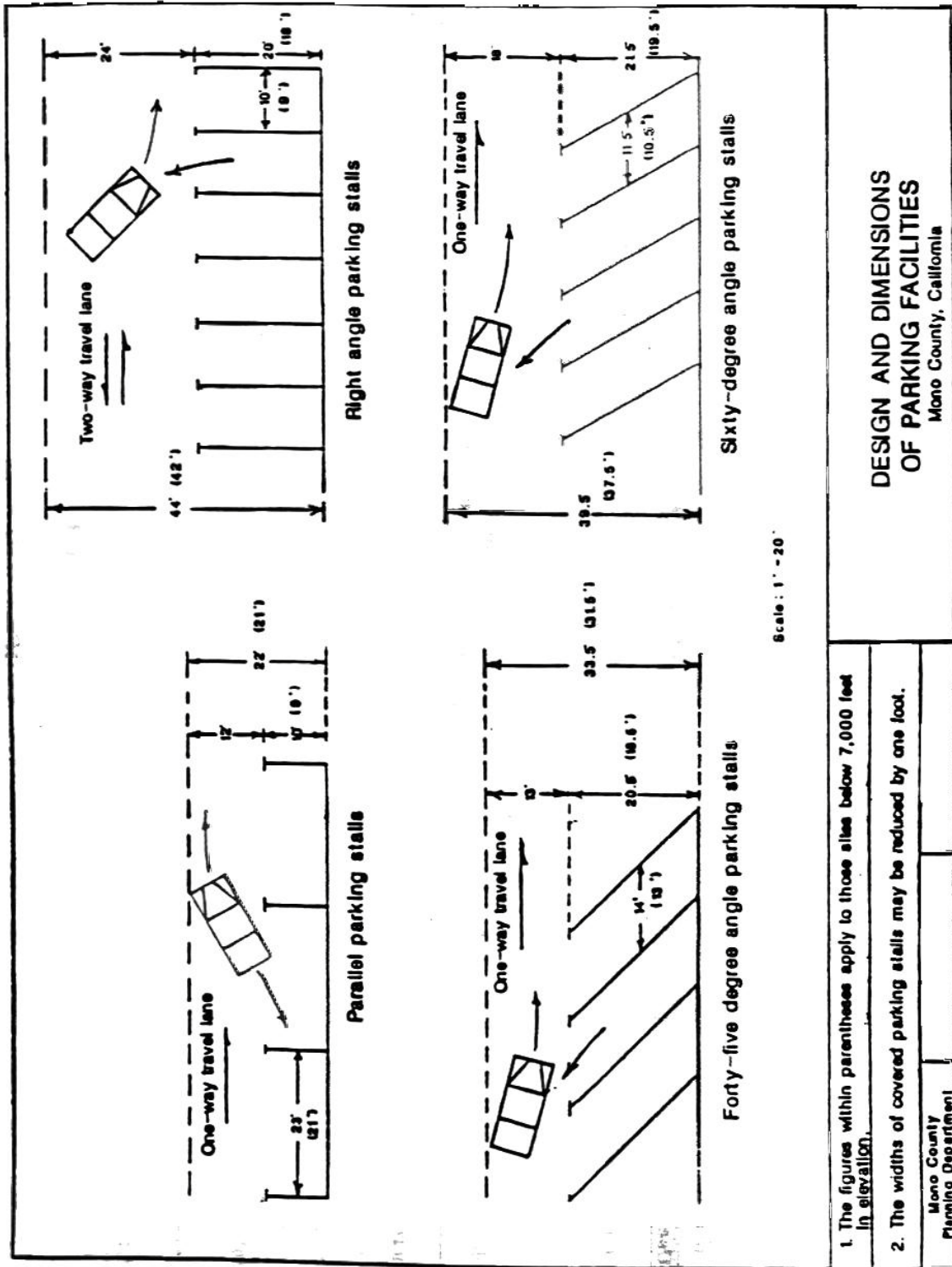
PAVING AND DRIVEWAY IMPROVEMENT STANDARDS
All parking and driveway areas shall be paved except as provided for below. In areas 7,200' or greater in elevation, all parking and driveways shall be paved to facilitate snow removal. The Planning Commission or Director may waive, modify, or increase the parking and driveway improvement standards provided below. Driveways shall also comply with applicable provisions of the Fire Safe Standards in Chapter 22 and the county Roadway Standards.

A reduction of 20% of required surface paving shall be granted in areas that use pervious surface systems for exterior patios, driveways and parking areas. Additional increased reduction may be granted if engineered plans demonstrate a permeability factor greater than 20%.

TABLE 06.020: PARKING STANDARDS - STALL SIZE, PAVING, STRIPING - continued

Land Use	Lot Size	Paved Access Road	Dirt or Gravel Access Road
Single-family residential	Less than 1/2 acre	Asphalt or similar impervious surface	Graded dirt or gravel
Single-family residential	1/2 acre or more	Graded dirt or gravel	Graded dirt or gravel
Multiple-family residential	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Commercial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Industrial	All sizes	Asphalt or similar impervious surface	Graded crushed rock or gravel
Parking lots, car or trailer sales lots	Shall be developed with paving, drainage & striping (lighting & wheel stops as determined by the Commission) according to the specifications of Planning Division and Department of Public Works.		

FIGURE 12: DESIGN AND DIMENSIONS OF PARKING FACILITIES



1. The figures within parentheses apply to those sites below 7,000 feet in elevation.
2. The widths of covered parking stalls may be reduced by one foot.

DESIGN AND DIMENSIONS
OF PARKING FACILITIES
Mono County, California

Mono County
Planning Department

**Mono County General Plan Land Use Amendment
GENERAL PLAN EIR ADDENDUM#13-01
State Clearinghouse #98122016
☞ October 10, 2013 ☞**

INTRODUCTION AND DISCUSSION OF PROPOSED MODIFICATIONS

Central Business Parking Districts

Mono County is proposing to amend the Mono County General Plan Land Use Element Development Standards Chapter 06, Parking. Language would be added to Chapter 06 designating three Central Business Parking Districts in and around the main street commercial portions of the Bridgeport town site, June Lake village and the Lee Vining town site. Within the June Lake and Lee Vining central business districts, 60% of minimum off-street parking requirements for non-overnight commercial uses in accordance with table 06.010 would be required (i.e., a 40% reduction from current requirements). Within the Bridgeport central business district 50% of minimum off-street parking requirements for non-overnight commercial uses in accordance with Table 06.010 would be required (i.e., a 50% reduction from current requirements).

Within these districts, the existing conditions and community character include: 1) availability of street parking; 2) proximity to nightly transient businesses; 3) compact, walkable scale; and 4) historical development patterns contribute to an environment where 100% of peak parking demand for individual businesses need not be accommodated on site. Therefore, the 60% and 50% requirements are not anticipated to cause parking shortages, but rather conform to existing demand.

In addition, alternative parking measures may be allowed by the director or Planning Commission when project proponents prepare a parking management plan that incorporates approved alternative measures to accommodate parking demand or through specific improvements that further reduce community-wide parking demand.

ENVIRONMENTAL REVIEW AND CEQA PROVISIONS FOR PREPARATION OF AN ADDENDUM TO A FINAL EIR

In 2001, Mono County certified an Environmental Impact Report (EIR) in conjunction with the adoption/amendment of its General Plan (SCH # 98122016) (the "General Plan EIR"). The General Plan EIR analyzed the impacts of potential development in accordance with the development standards of the Land Use Element including Chapter 06, Parking. As discussed below, an addendum to the General Plan EIR is the appropriate level of environmental review for the proposed amendments, because none of the conditions set forth in CEQA Guidelines section 15162 exist.

The California Environmental Quality Act (CEQA §15164[a]) states:

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

In turn, §15162 states that preparation of a subsequent EIR is required where one or more of the following occurs:

“(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:

(A) the project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) significant effects previously examined will be substantially more severe than shown in the previous EIR;

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

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

DISCUSSION OF IMPACTS

The reduced requirement for on-site parking minimums within designated central business parking districts does not require major revisions to the General Plan EIR because it does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; there are not substantial changes with respect to the circumstances under which the project is undertaken; and there is not new information of substantial importance, which was not known and could not have been known with the exercise of due diligence at the time the previous EIR was certified as complete which shows any of the following listed above under headings (3) (A) through (3) (D), for the following reasons:

1. **No significant impact to the environment.** The proposed regulation changes are intended to modify the existing parking regulations to better reflect existing conditions. While the regulations are not anticipated to create parking shortages, reduced on-site parking capacity could lead to social impacts related to reduced parking supply such as increased time to find a parking place. The courts have distinguished these impacts as social impacts rather than physical environmental impacts requiring analysis through the CEQA process. Text from the California Natural Resources Agency, Final Statement

for Regulatory Action, Amendments to the State CEQA Guidelines addressing this issue are attached.

2. **Secondary/indirect impacts.** The regulation changes are not anticipated to result in any secondary or indirect impacts such as traffic congestion or air quality impacts. In fact, it is anticipated that the regulation changes, by promoting reduced vehicle trips through enhancing walkability, supporting transit and alternative modes of transportation and re-enforcing historic development patterns within the central business districts may reduce impacts on traffic, air-quality and greenhouse gas emissions.

CONCLUSION

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

The information presented above indicates that the proposed General Plan Amendment does not represent a substantive change to the number of significant effects, severity of effects, or the feasibility and or effectiveness of applicable mitigation measures or alternatives previously addressed in the General Plan EIR. Therefore, a subsequent EIR is not required because none of the conditions set forth in CEQA Guidelines section 15162 exist for this project.

Parking

As explained in the Initial Statement of Reasons, the Natural Resources Agency concluded that the question related to parking adequacy should be deleted from the Appendix G checklist in part as a result of the decision in *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656. The court in that case distinguished the social impact of inadequate parking from actual adverse environmental impacts. In particular, that court explained:

[T]here is no statutory or case authority requiring an EIR to identify specific measures to provide additional parking spaces in order to meet an anticipated shortfall in parking availability. The social inconvenience of having to hunt for scarce parking spaces is not an environmental impact; the secondary effect of scarce parking on traffic and air quality *is*. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. An EIR need only address the *secondary physical* impacts that could be triggered by a social impact.

(*Id.* at p. 698 (emphasis in original).) The Natural Resources Agency is aware of no authority requiring an analysis of parking adequacy as part of a project's environmental review. Rather, the Agency concurs with the court in the *San Franciscans* case that inadequate parking is a social impact that may, depending on the project and its setting, result in secondary effects. Consistent with existing CEQA Guidelines section 15131(a), deletion of the parking adequacy question from Appendix G checklist will ensure that the "focus of the analysis shall be on the physical changes." Specifically, the Appendix G checklist contains questions asking about possible project impacts to air quality and traffic.

Some comments pointed to examples of potential adverse impacts that could result from parking shortages, such as double-parking and slower circulation speeds, and referred specifically to a study of "cruising" behavior by Donald Shoup that noted that cruising could result in emissions of carbon dioxide. The relationship between parking adequacy and air quality is not as clear or direct as some comments imply. Mr. Shoup, for example, submitted comments to the Natural Resources Agency supporting the deletion of the parking question. (See, Letter from Donald Shoup, Professor of Urban Planning, University of California, Los Angeles, October 26, 2009.) In those comments, Mr. Shoup opines that cruising results not from the number of parking spaces associated with a project, but rather from the price associated with those parking spaces. (*Ibid.*) The Natural Resources Agency also has evidence before it demonstrating that providing parking actually causes greater emissions due to induced demand. The California Air Pollution Control Officers Association CEQA White Paper, for example, suggests reducing available parking as a way to reduce greenhouse gas emissions. (Greg Tholen, et al. (January, 2008). CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act. California Air Pollution Control Officers Association, at Appendix B, pp. 8-9.)

Moreover, parking analyses do not typically address either air quality or traffic impacts; rather, such analyses often focus on the number of parking spaces necessary to satisfy peak demand, which is often established by a local agency as a parking ratio (i.e., one space per 250 square feet of office space). (See, e.g., Shoup, Donald. (1999). In Lieu of Required Parking. *Journal of Planning Education and Research*, Vol. 18 No. 4. Association of Collegiate Schools of Planning, at p. 309.) Thus, the question in Appendix G related to parking adequacy does not necessarily lead to the development of information addressing actual environmental impacts.

In sum, nothing in the CEQA statute, or cases interpreting that statute, require an analysis of parking demand. Further, parking supply is not a reasonable proxy for direct physical impacts associated with a project because parking supply may in some circumstances adversely affect air quality and traffic while in other circumstances, it may create air quality and traffic benefits. Thus, maintaining the parking question in the general Appendix G checklist is not necessary to effectuate the purposes of the CEQA statute.

The Natural Resources Agency acknowledges, however, that parking supply may lead to social impacts that agencies may wish to regulate. Cities and counties can, and do, include parking related policies in their municipal ordinances and general plans. (See, e.g., Office of Planning and Research, *General Plan Guidelines*, at pp. 59-60.) To the extent an agency has developed parking related policies in a general plan, zoning ordinance, or other regulation, consistency with those policies could be analyzed as a potential land use impact. Public agencies must, moreover, develop their own procedures to implement CEQA, and so may include parking-related questions in their own checklist if appropriate in their own circumstances. (State CEQA Guidelines, §§ 15022, 15063(f).)

AB32, SB375 and CEQA

Many comments suggested various links between CEQA, AB32 and SB375. While there is some overlap between the statutes, each contains its own requirements and serves its own purposes. While recognizing the role of regulatory programs in addressing cumulative impacts analysis in CEQA, the Proposed Amendments deliberately avoided linking the determination of significance under CEQA to compliance with AB32. The following addresses the CEQA effect of compliance with AB32 and SB375.

The Effect of Consistency with the Scoping Plan and the Regulations Implementing AB32

The Initial Statement of Reasons explained that the Scoping Plan “may not be appropriate for use in determining the significance of individual projects ... because it is conceptual at this stage and relies on the future development of regulations to

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RESOLUTION R13-04

A RESOLUTION OF THE MONO COUNTY PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT GENERAL PLAN AMENDMENT 13-002, REVISING LAND USE ELEMENT CHAPTER 06 (PARKING) OF THE MONO COUNTY GENERAL PLAN.

WHEREAS, the Mono County General Plan is a living document in need of regular maintenance and periodic amendment; and

WHEREAS, the required minimum parking regulations currently prescribed by the General Plan are based upon peak parking demand assumptions consistent with rural and suburban scale, automobile-dominated development patterns; and

WHEREAS, the central business district portions of the Bridgeport Town site, June Lake village and community of Lee Vining were developed before required minimum parking regulations were enforced in an era less dominated by individual automobile travel. These districts contain many parcels with size, shape and existing nonconforming structural constraints making it difficult or impossible to conform to currently prescribed minimum parking regulations; and

WHEREAS, largely as a result of this historic development pattern, the three communities are compact and developed at a scale that allows for and encourages walking and other alternative forms of transportation, reducing the demand for on-site parking; and

WHEREAS, also as a result of the historic development pattern, street parking is available and promoted by the gridded street patterns, further reducing demand for on-site parking; and

WHEREAS, the three communities are tourist destinations and include within the walkable commercial district many hotels, motels, transient rentals and campgrounds where visitors park their primary vehicle, further reducing on-site parking demand for commercial services; and

WHEREAS, in addition to the factors contributing to reduced on-site demand, the economic importance of the central business districts warrants increased flexibility in complying with parking regulations in an attempt to encourage more economically productive land uses; and

WHEREAS, the central business districts of these communities include a majority of the commercially designated parcels within the county and offer a wide variety of commercial services in close proximity for tourists and residents; and

WHEREAS, many historic and distinctive buildings exist within the communities and adaptive reuse and preservation of the buildings rather than abandonment and/or demolition is a countywide goal; and

WHEREAS, within the Bridgeport town site, recent projects have increased the supply of available street parking; and

1 **WHEREAS**, the General Plan has grown in a piecemeal manner and therefore the individual
2 chapters benefit from occasional reorganization and refinement of language to simplify and more clearly
3 convey policy; and

4 **WHEREAS**, an addendum to the General Plan EIR has been prepared in accordance with the
5 California Environmental Quality Act.

6 **NOW, THEREFORE, BE IT RESOLVED** that the Mono County Planning Commission, in
7 conformance with the Mono County General Plan, Chapter 48, Section 48.060, hereby: 1) adopts this
8 resolution and finds that the proposed changes are consistent with the General Plan, including applicable
9 area plans; and 2) recommends that the Board of Supervisors approve the related addendum and approve
10 General Plan Amendment 13-002.

11 PASSED AND ADOPTED THIS _____ DAY OF OCTOBER 2013, BY THE FOLLOWING VOTE:

- 12 AYES:
- 13 NOES:
- 14 ABSENT:
- 15 ABSTAIN:

16 _____
Daniel Roberts, Chair
Mono County Planning Commission

17 Attest:

Approved as to form:

18 _____
19 C.D. Ritter, Commission Secretary

20 _____
21 Stacey Simon, Assistant County Counsel